

**Addendum to a Certified EIR for The Preserve Specific
Plan - Chino Sphere of Influence – Sub-Area 2
City of Chino, California (SCH# 2000121036)
Specific Plan Amendment 2007-02**

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SECTION 1: INTRODUCTION

In March of 2003, the City of Chino ("City") approved The Preserve Specific Plan ("TPSP") which covered an area of 1,167 acres. At the same time, the City prepared an Environmental Impact Report ("EIR")(SCH#2000121036) in compliance with the California Environmental Quality Act ("CEQA") of 1970, as amended, and the State CEQA Guidelines. The EIR for the TPSP was called The Preserve – Chino Sphere of Influence – Sub-Area 2 ("CSOI-2 EIR"). CEQA allows the preparation of an addendum to a certified EIR to document minor changes in the project characteristics or environmental conditions under which the project will be developed. An addendum can be prepared for the CSOI-2 EIR only if the changes do not result in significant new or different impacts from those identified in the EIR.

This Addendum has been prepared to review the environmental impacts associated with minor land use changes to the CSOI-2 project description that have resulted from minor roadway realignments within the project site. The City, as lead agency, has determined that modifications to the project necessitate some changes and additions to the approved CSOI-2 EIR, but that those changes and additions are limited in the following respects:

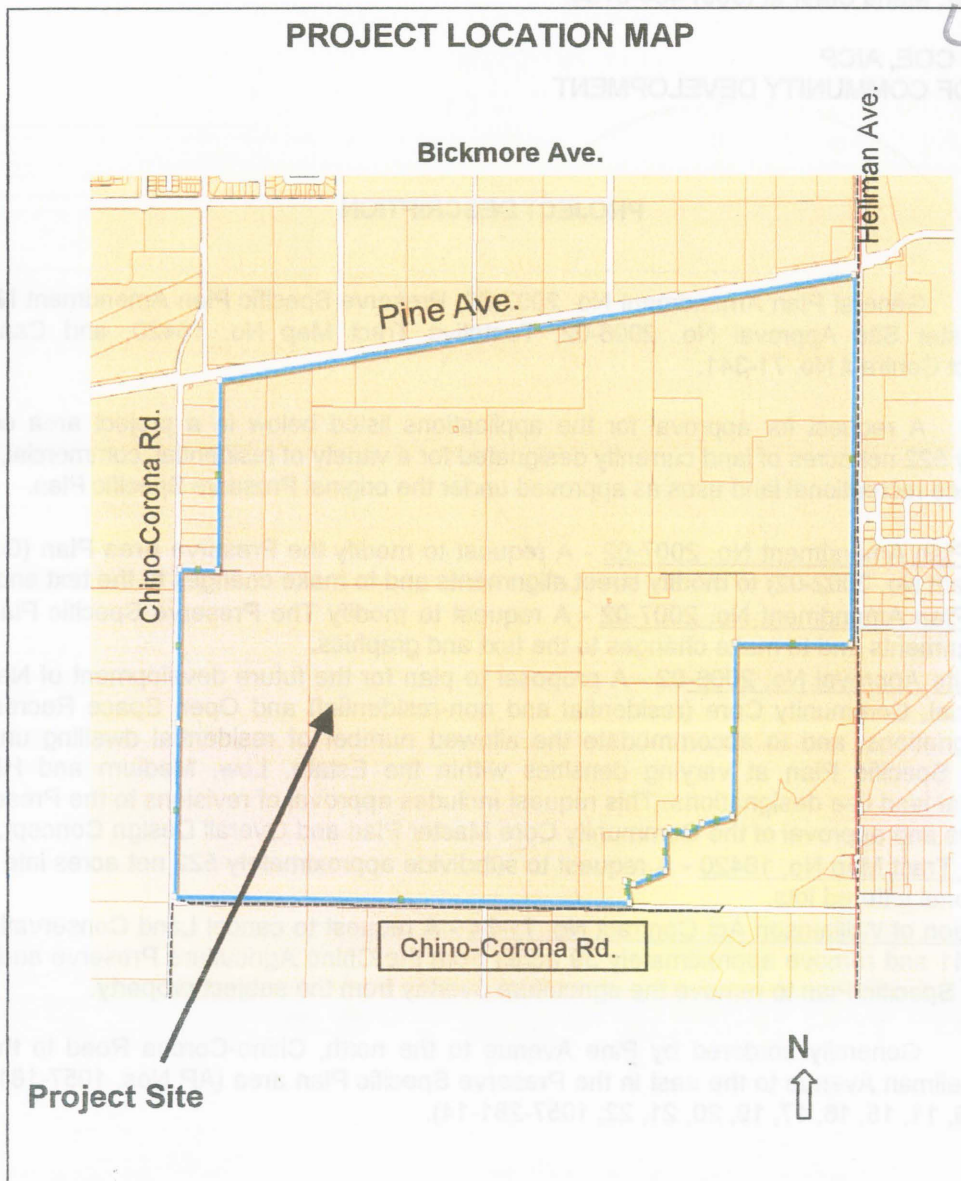
- (1) None of the proposed changes in the project are substantial enough to require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- (3) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, shows any of the following:
 - a. The project will have one or more significant effect not discussed in the EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

PUBLIC HEARING NOTICE

City of Chino • Community Development Department

13220 Central Avenue, PO Box 667 • Chino, California 91708-0667 • (909) 591-9812; Fax: (909) 590-5535

The application described below has been filed with the City of Chino, Community Development Department. You are invited to comment on the proposal because your property is near the proposed project or because your agency may be directly or indirectly affected by this project.



This project is scheduled for review by the Planning Commission on **Wednesday, February 13, 2008, 7:00 p.m.**, in the City Council Chambers, Chino City Hall, 13220 Central Avenue, Chino, California. The public is invited to attend this meeting and give testimony related to this project. Written comments will be accepted by the Community Development Department through February 13, 2008, 5:30 p.m. All supporting environmental documentation is available for review at City Hall, in the Community Development Department.

(SEE OTHER SIDE FOR PROJECT DESCRIPTION)

PUBLIC HEARING NOTICE

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the final hearing.

Questions regarding the above described project or the project review process may be directed to the project planner, Maria Staar at (909) 464-0754.

CHARLES E. COE, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

PROJECT DESCRIPTION

File Nos.: General Plan Amendment No. 2007-02, Preserve Specific Plan Amendment No. 2007-02, Preserve Master Site Approval No. 2006-02, Tentative Tract Map No. 16420, and Cancellation of Williamson Act Contract No. 71-341.

Proposal: A request for approval for the applications listed below in a project area consisting of approximately 522 net acres of land currently designated for a variety of residential, commercial, mixed-use, and open space recreational land uses as approved under the original Preserve Specific Plan.

- General Plan Amendment No. 2007-02 - A request to modify the Preserve Area Plan (General Plan Amendment No. 2002-02) to modify street alignments and to make changes to the text and graphics.
- Specific Plan Amendment No. 2007-02 - A request to modify The Preserve Specific Plan to modify street alignments and to make changes to the text and graphics.
- Master Site Approval No. 2006-02 - A proposal to plan for the future development of Neighborhood Commercial, Community Core (residential and non-residential) and Open Space Recreational land use designations, and to accommodate the allowed number of residential dwelling units per The Preserve Specific Plan at varying densities within the Estate, Low, Medium and High Density Residential land use designations. This request includes approval of revisions to the Preserve Design Guidelines and approval of the Community Core Master Plan and Overall Design Concept.
- Tentative Tract Map No. 16420 - A request to subdivide approximately 522 net acres into 78 lots and 63 additional lettered lots.
- Cancellation of Williamson Act Contract No. 71-34 - A request to cancel Land Conservation Contract No. 71-341 and remove approximately 39 acres from the Chino Agriculture Preserve and amend the Preserve Specific Plan to remove the agriculture overlay from the subject property.

Location: Generally bordered by Pine Avenue to the north, Chino-Corona Road to the west and south, and Hellman Avenue to the east in the Preserve Specific Plan area (AP Nos. 1057-181-01, 02, 03, 06, 07, 08, 09, 11, 15, 16, 17, 19, 20, 21, 22; 1057-281-14).

As outlined in Sections 15162 and 15164 of the CEQA Guidelines described above, the proposed project changes do not constitute significant new information and would not change the assumptions, analysis, conclusions, or mitigation measures of the CSOI-2 EIR to a significant degree. Therefore, this Addendum is being prepared to document the proposed minor changes.

1.1 - Relationship to Previous Environmental Documentation

This document is an addendum to the previously approved Final CSOI-2 EIR. The City certified the Final EIR in March of 2003. This Addendum is intended to document slight changes in the project description of the approved CSOI-2 EIR that will not substantially change the analysis, conclusions, or mitigation measures in the EIR. Note that Appendix A of this Addendum includes the Mitigation Monitoring Program from the CSOI-2 EIR for reference, and that the mitigation measures listed in Sections 3.1 through 3.15 are summarized for brevity and readability.

SECTION 2: PROJECT DESCRIPTION

The Addendum covers the southern portion of The Preserve Specific Plan, which is referred to as the “South of Pine Project” (“Project” or “Modified Project”). The project site occupies approximately 540 acres in the southern portion of the City. The site is located south of Pine Avenue, north and east of Chino–Corona Road, and west of Hellman Avenue in the City of Chino. The location of the site is shown in Exhibit 1, while the currently approved land plan for the project area is shown in Exhibit 2.

The submitted applications associated with this project include: Master Site Approval No. 2006-02; General Plan Amendment No. 2007-02; Specific Plan Amendment No. 2007-02; and Tentative Tract Map No. 16420. In addition, it should be noted that a Williamson Act Cancellation is being processed on the 39.5-acre Rodriguez property (APNs 1057-181-19 & -20) within the project site.

The various minor land use modifications being proposed to the project result from several minor roadway realignments that will provide better internal circulation and connections to surrounding roadways. The proposed plan contains 4,006 total units compared to the approved total of 4,095 units, which represents a 2.2 percent decrease. The proposed land use changes are shown in Exhibit 3 and summarized in Table 1. In addition, Table 2 provides a breakdown of the various proposed land use changes. It should be noted that the total unit count includes potential units on the proposed school sites since the school district has not yet purchased the sites.

The key roadway changes begin with the minor realignment of Loop Road, to match the curvature of Loop Road that has been built north of Pine Avenue; such adjustments are permitted by the Specific Plan without requiring an amendment. This realignment resulted in the transfer of some acreage from outside the Loop Road to inside the Loop Road south of Pine Avenue.

A second road realignment involves the realignment 430 feet north and extension of “A” Street from East Preserve Loop to Hellman, which resulted in the loss of approximately 5.6 acres of LDR south of “A” Street. Also, proposed is the movement of an on-street paseo bike lane to an off-street bike lane along “A” Street between East and West Loop Road. Lastly, is the realignment 367 feet south of “B” Street’s middle and eastern portions. It should be noted that these streets have been realigned to connect to existing roadways.

The Community Core-Non-Residential Area will remain at its current size (31.05 acres) even with the realignment of Loop Road and the extension of “A” Street. In 2006, the City also approved a Specific Plan Amendment to expand the Neighborhood Commercial (NC) site at the southwest corner of Pine Avenue and Hellman from 1.16 to 3.0 acres which resulted in the loss of LDR acreage.

Additionally, 6.88 acres within the Medium Density Residential (MDR) category (69 units) will be shifted from outside the loop to inside. The Community Core-Residential (CCRes) and High Density Residential (HDR) categories remained the same as under the approved Specific Plan.

The final road modification involves the removal of the Main Street segment between southern boundary of Loop Road and Chino-Corona Road. There is still proposed to be a pedestrian and bike multi-use trail along this segment from Loop Road to Chino-Corona Road where Main Street originally went through.

Outside the Loop Road, the LDR category went down by 8.63 acres as a result of the Loop Road realignment as well as other Street Section changes. This reduces the amount of potential housing in this area by 47 units. In addition, the MDR category went down by 5.33 acres which further reduces the amount of potential housing outside the Loop Road (from 981 to 927 or 54 fewer units). The Neighborhood Commercial (NC) and the Estate Residential (ER) categories remain the same as under the old plan.

Miscellaneous minor changes include deletion of a Major Gateway Monument at the intersection of Hellman and Chino-Corona Roads and a Major Community Gateway Monument at the intersection of Main St. and Chino Corona Roads. These deletions reflect the elimination of the Main Street segment connecting to Chino-Corona Road, but a monument designed for pedestrians will be provided in its place. Lastly, the inclusion of minor text revisions to the Master Plan review procedures, that relates to the timing of the development of the Community Core area. It should also be noted that a third school site is to be included in the land use plan for future consideration by the school district outside of the Loop Road in the ER-Park category.

IMPORTANT NOTE: The original Specific Plan Land Use Plan exhibit was based on County Assessor Parcel information (e.g., acreage, boundaries, etc.), while this proposal (referred to as the “goldenrod” plan) by the developer is based on more refined information developed through a Record of Survey of the entire project site.

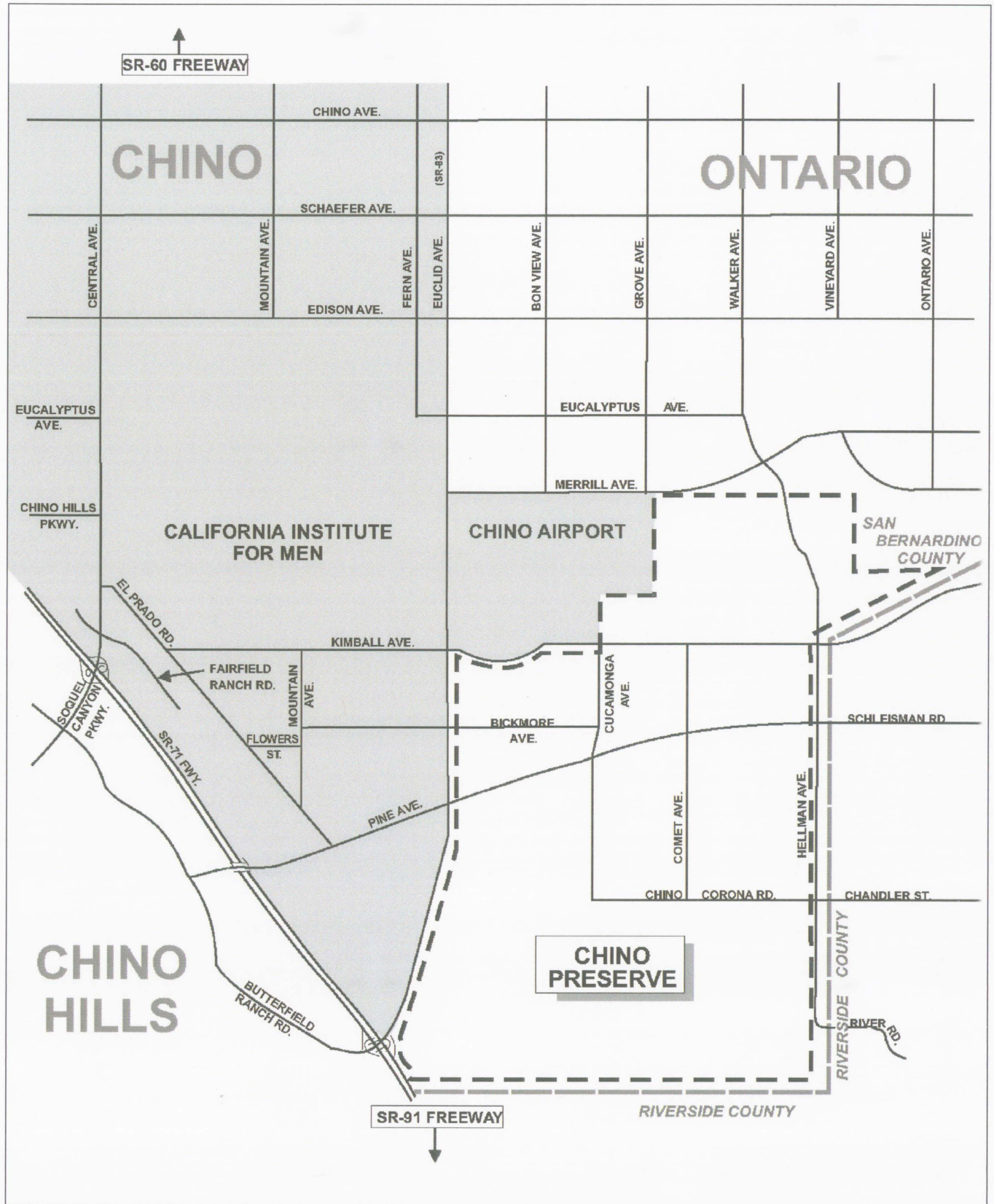
In addition to minor land use modifications, a Master Plan and Overall Design Concept (MPODC) is proposed in compliance with requirements of the Specific Plan. This overall design concept will be evaluated in the appropriate environmental analysis section of the addendum.

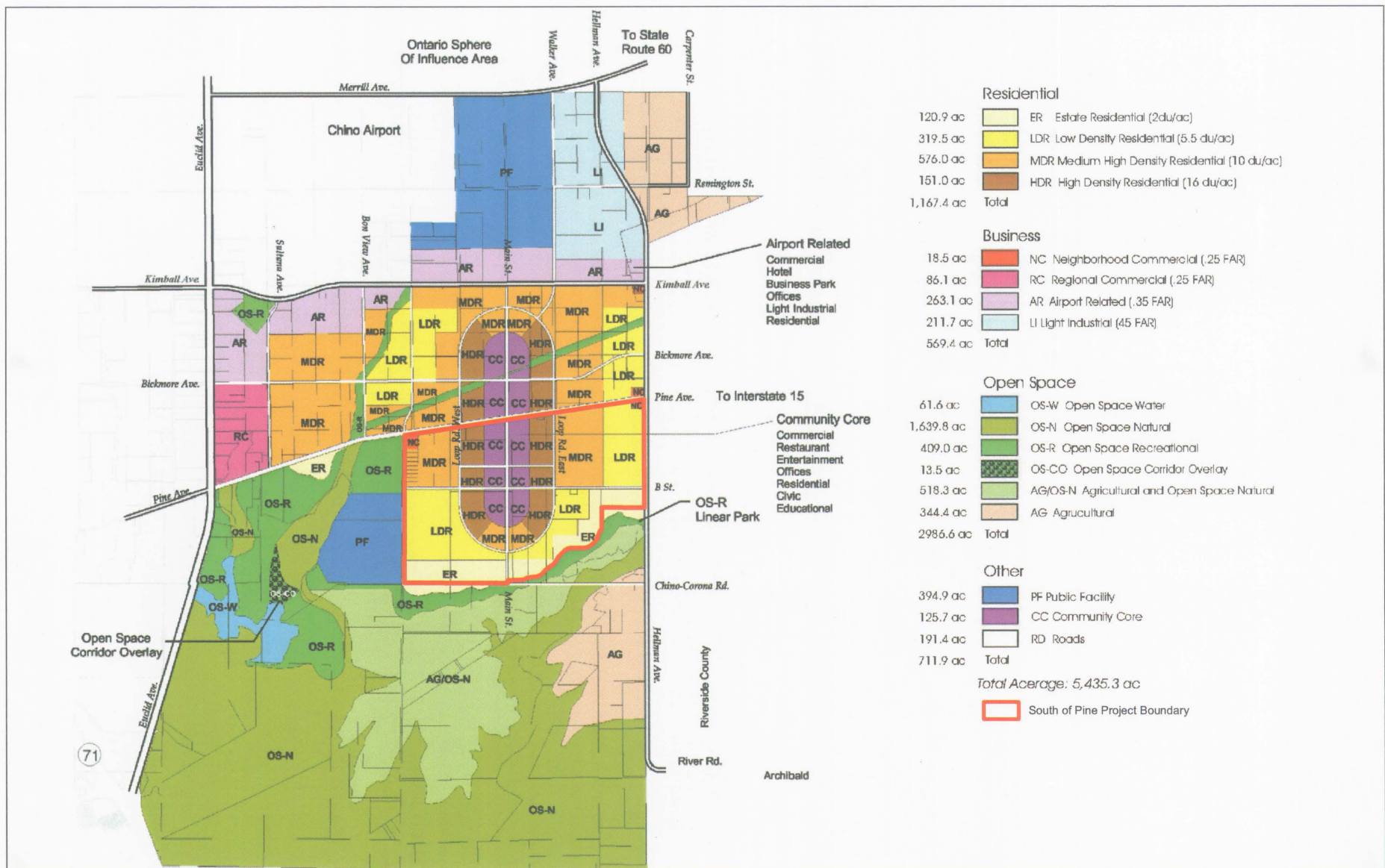
Table 1: Summary of Land Use Modifications

Land Use	Approved Acres*	Proposed Acres	Diff.	Approved Units	Proposed Units	Diff.
ER - Estate Residential**	96.92	96.92	0.0	194	183	-11
LDR – Low Density Residential	173.31	164.68	-8.63	953	906	-47
MDR – Medium Density Residential	123.30	124.85	+1.55	1,203	1,218	+15
HDR – High Density Residential	85.52	85.52	0.0	1,137	1,137	0
CCRes – Community Commercial with Residential Uses	37.99	37.99	0.0	608	562	-46
CC-NonRes	31.05	31.05	0.0	0	0	0
NC - Neighborhood Commercial	3.00	3.00	0.0	0	0	0
Total	551.09	544.01	-7.08	4,095	4,006	-89 -2.2%
* “Approved Units” based on approved density ranges from the Preserve Specific Plan and CSOI-2 EIR including unit estimates for proposed school sites						
** includes potential school site						
Source: Lewis Community Developers – draft land use plan with zoning and unit study (December 20, 2007)						

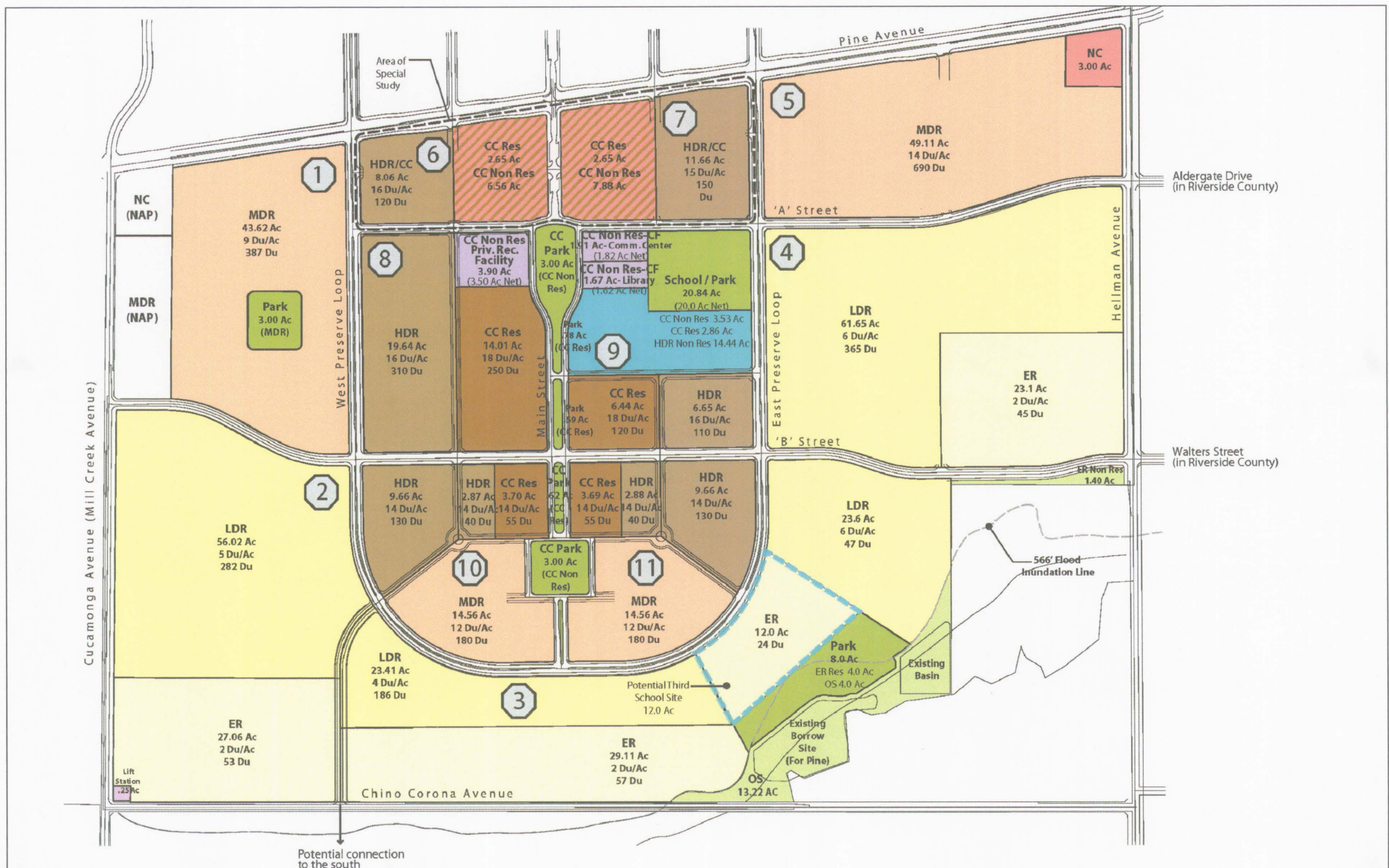
Table 2: Proposed Land Use Modifications

Land Use	Approved Acres	Proposed Acres	Diff.	Density (du/ac)	Approved Units	Proposed Units	Diff.
Inside Loop Road							
Medium Density Residential:							
MDR-Res	22.24	29.12	+6.88	10.0	222	291	+69
MDR Total	22.24	29.12	+6.88		222	291	+69
High Density Residential:							
HDR-Res	71.10	71.08	-0.02	16.0	1,137	1,137	0
HDR-Park (School/Park Site #2)	14.42	14.44	+0.02	--	--	--	--
HDR Total	85.52	85.52	0.0		1,137	1,137	0
Community Core – Residential:							
CC-Res	37.99	27.84	-10.15	16.0	608	445	-163
CC-Res Main Street	--	5.30	+5.30	16.0	--	85	+85
CC-Res (The Promenade)	--	1.99	+1.99	16.0	--	32	+32
CC-Res (School/Park #2)	--	2.86	+2.86	--	--	--	--
CC-Res Total	37.99	37.99	0.0		608	562	-46
Community Core – Non-Residential:							
CC-NonRes (Mixed Use)		14.44		--	--	--	--
CC-NonRes (School/Park #2)		3.53		--	--	--	--
CC-NonRes (Private Rec)		3.50		--	--	--	--
CC-NonRes (Park)		6.00		--	--	--	--
CC-NonRes (Community Facil)		3.58		--	--	--	--
CC-NonRes Total	31.05	31.05	0.0		0	--	0
Total Inside Loop Road	176.80	183.68	+6.88		1,967	1,990	+23
Outside Loop Road							
Estate Residential	96.92	79.27	-17.65	2.0	194	159	-35
ER-Non Res (Open Space)	--	1.40	+1.40	0.0	0	0	0
ER-Lift Station	--	0.25	+0.25	0.0	--	--	--
ER-Park (potential 3 rd school site)	--	12.00	+12.00	2.0	--	24	+24
ER-Park	0.0	4.0	+4.0	0.0	--	--	0
ER Total	96.92	96.92			194	183	-11
Low Density Residential:							
LDR-Res	173.31	164.68	-8.63	5.5	953	906	-47
LDR Total	173.31	164.68	-8.63		953	906	-47
Medium Density Residential:							
MDR-Res	98.06	92.73	-5.33	10.0	981	927	-54
MDR-Park	3.00	3.00	0	0.0	0	0	0
MDR Total	101.06	95.73	-5.33		981	927	-54
Neighborhood Commercial:							
NC	3.00	3.00	0.0	--	0	0	--
NC Total	3.00	3.00	0.0		0	0	0
Total Outside Loop Road	374.29	360.33	-13.96		2,128	2,016	-112
GRAND TOTAL	551.09	544.01	-7.08		4,095	4,006	-89
Source: Lewis Community Developers, Zoning Acreage and Unit Count Verification, December 20, 2007							





Source: The Planning Center.



Source: Lewis Community Developers.

SECTION 3: COMPARISON OF IMPACTS

The following analysis is organized to follow the format of the certified CSOI-2 EIR (SCH#2000121036) prepared by Michael Brandman Associates (MBA) and dated March 2003 (draft) which was certified in March 2003 by the Chino City Council. The original Notice of Preparation (NOP) prepared for the project on December 5, 2000 and an Amended NOP was issued on January 5, 2001 to include an increase in the total number of residential units for the plan area.

3.1 - Land Use & Planning

3.1.1 - Approved Project

The plan area is largely comprised of active and former dairies, recreational and open space uses, and public/institutional uses. A number of small industrial and commercial uses supporting the dairy and agricultural base are also found in the plan area.

As summarized in the Draft EIR Section 5.1, the project would need to be consistent with standards established for all subsequent development projects within the plan area to assure coordinated planning with surrounding properties. Provisions to assure adequate access, grading and drainage, landscape and lighting, and buffering or other mitigation for potential noise, odor, smoke, dust, light, business operations and public safety impacts are included.

Transfer of Density/Intensity

Special provisions are established in the specific plan to allow the transfer of excess density between projects within the same land use category. These provisions could be utilized to cluster development in certain instances and mitigate potential urban use conflicts with adjacent agricultural uses.

Summary

Implementation of the proposed plan, in combination with past, present and probable future projects in the vicinity of the Chino Valley Dairy Preserve, will result in a significant cumulative loss of open space. Within the Dairy Preserve, this loss includes lands that have been identified in County plans and regulated by zoning for the managed production of agricultural resources (Williamson Act).

Though the proposed project phasing and specific plan provisions would reduce urban use conflicts with adjacent dairy uses during the transition period, the project will nonetheless contribute to cumulative land use conflicts and compatibility problems during the long-term transition of the greater Chino Valley Dairies to urban uses.

The loss of open space and conversion of land from rural to urban community character represent significant, unavoidable impacts of the proposed project. These impacts are also cumulatively significant.

The proposed TPSP includes Right-to-Farm provisions, Compatibility Findings requirements, and density transfer provisions that will reduce the potential for urban use conflicts with agricultural/dairy operations during the transition to urban use. However, some localized conflicts and compatibility problems are probably inevitable. (Section 5.1, DEIR Appendix A).

Project Design Features

The CSOI-2 EIR indicated that the proposed land use plan included design features that minimize potential land use impacts at plan build out. These features included but were not limited to:

- A compact urban form and community core;
- A gradation of land use intensity/density from the community core outward, and from northerly portions of the plan near Chino Airport south to the open space and sensitive resources below the 566-foot elevation;
- Appropriate buffering and separation of potentially incompatible uses through application of linear open space (e.g., Community Paseo and Open Space System, linear park and other recreational open space);
- Retention and consolidation of the major open space resources within a vast, manageable open space unit below the 566-foot elevation; and
- Preserved opportunities for long-term agricultural use within agricultural units defined by the AG and AG/OS-N designations.

The CSOI-2 EIR concluded that implementation of policies in the General Plan Amendment through provisions of the proposed specific plan would mitigate land use impacts to the extent feasible. This included the application of various specific plan overlay zones to reduce potential land use impacts.

3.1.2 - Mitigation Measures (Summarized)

The CSOI-2 EIR recommended the following measures to reduce any remaining potentially significant land use compatibility impacts associated with plan implementation:

LU-1 **Chino Airport Influence Area.** This measure required the City to notify development applicants within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC) to comply with the requirements of the Chino Airport Comprehensive Land Use Plan (ACLUP).

LU-2 **Correctional Institution for Women (CIW-Chino).** This measure recommended careful coordination of future development to provide an adequate buffer and separation between the existing CIW-Chino and future residential uses immediately to the east. It also recommended that the planned linear Community Paseo along Chino-Corona Road separating these uses include some combination of landscape screening, berms and/or walls, and setbacks to achieve an adequate physical and visual separation between these uses.

Even with implementation of the proposed mitigation measures, the CSOI-2 EIR concluded that the project would create significant land use impacts from the change in community character and loss of open space land. The EIR also concluded that proximity to the Co-Composting Facility was also significant until such time as the facility is removed. The Findings adopted when the TPSP project was approved included a Statement of Overriding Considerations for these significant impacts.

3.1.3 - Modified Project

The modified project consists of the substitution of a short roadway segment (Main Street) with "E" Street as an alternate method of connecting the proposed development to Chino-Corona Road and several roadway realignments outlined below:

The key roadway changes begin with the minor realignment of Loop Road, to match the curvature of Loop Road that has been built north of Pine Avenue - such adjustments are permitted by the Specific Plan without requiring an amendment. This realignment resulted in the transfer of some acreage from outside the Loop Road to inside the Loop Road south of Pine Avenue. The shift in the Loop Road realignment along with some changes to various street sections resulted in some minor adjustments to the LDR and MDR acreages with a net reduction in the overall potential unit count.

A second road realignment involves the realignment 430 feet north and extension of "A" Street from East Preserve Loop to Hellman, which resulted in the loss of approximately 5.6 acres of LDR south of "A" Street. Also, proposed is the movement of an on-street bike lane along "A" Street between East and West Preserve Loop Road to an off-street bike lane. Lastly, the realignment 367 feet south of "B" Street's middle and eastern portions.

The size of the CC-NonRes Area will remain the same as a result of realignment of Loop Road and the extension of "A" Street. In 2006, the City also approved a Specific Plan Amendment to expand the Neighborhood Commercial (NC) site at the southwest corner of Pine Avenue and Hellman from 1.16 to 3.0 acres which resulted in the loss of LDR acreage. Additionally, 6.88 acres within the MDR category (69 units) have been shifted from outside the loop to inside. The CCRes and HDR categories remained the same as under the approved TPSP.

To accommodate the proposed roadway changes, the land use plan was modified to shift approximately 7 acres from the "Outside Loop Road" area into the "Inside Loop Road" area. These changes resulted in a reduction in the total number of units that could be built in the project, from 4,095 to 4,006 units, a decrease of 89 units from the existing approved project. This represents a 2.2 percent decrease in overall development intensity for the project.

Summary

The CSOI-2 EIR concluded that the project would create significant land use impacts from the change in community character and loss of open space land, even with implementation of the proposed mitigation measures. These impacts remain the same under the project as modified. The Co-Composting Facility has since been closed. The other analyses in this document indicate that these

proposed minor modifications to the project land uses will not result in any new significant impacts, or impacts significantly different than those already identified in the CSOI-2 EIR (e.g., traffic, noise, air quality, etc.).

With implementation of the existing mitigation measures, there will be no new significant or no significantly different impacts in terms of land use and planning as a result of the proposed project modifications.

3.2 - Agriculture

3.2.1 - Approved Project

Draft EIR (Section 5.2) determined that implementation of the proposed plan would result in the conversion of approximately 1,265 acres of prime farmland to non-agricultural use. This represented approximately 56 percent of the total 2,268 acres of prime farmland within the plan area and was determined to be a significant unavoidable impact. Under the approved land use plan, the remaining prime farmland and all other important farmlands were located within planned open space in the Agricultural (AG), Agricultural and Open Space-Natural (AG/OS-N), and Open Space-Natural (OS-N) categories. These agricultural lands totaled approximately 1,653 acres and were not planned for conversion to urban uses.

The EIR indicated that the rate of conversion of prime farmland would be affected by the extent and timing of Williamson Act contract non-renewals and cancellations. The conversion timeline could not be precisely predicted since the decision was up to the property owner and can involve a variety of factors. As described in Section 5.1, Land Use, approval of the proposed project and the introduction of residential and other urban uses within the plan area would accelerate the conversion of prime farmlands.

Conflict with Existing Zoning for Agricultural Use and Williamson Act Contracts

The approved project would require annexation of the site by the City of Chino and rezoning consistent with the proposed Specific Plan and City Zoning Code. Existing County of San Bernardino Agriculture-Agriculture Preserve (AG-AP) zoning designations on the site would be removed. These actions were contemplated in LAFCO's 1994 inclusion of this portion of the dairy preserve within the City's sphere of influence, and do not in and of themselves represent a significant adverse impact.

The approved plan includes 862 acres in Agricultural and Agricultural/Open Space-Natural designations consistent with County agricultural zoning. The approved project land plan retained the existing regional park and public facilities (i.e. CIW-Chino, Chino Airport) in designations that were consistent with County zoning.

The EIR concluded that the approved project would contribute to significant cumulative losses of prime farmlands and other important farmlands within the Chino Basin Dairy Area. It would accelerate the conversion of prime agricultural lands to urban uses within the plan area. Ultimately,

with other approved annexations and master planned development within the CBDA (i.e., Ontario, other Chino, Eastvale/Riverside County, Corona), in excess of 23,000 acres may be removed from agricultural preserve status.

General Plan Considerations

The TPSP is a long-term plan for the conversion and development of agricultural lands in the former sphere of influence area. The phasing, financing and infrastructure plans of the approved TPSP outline an orderly pattern and pace of growth commensurate with the ability to provide service. It is important to note that not all of the existing agricultural lands were proposed to be converted to non-agricultural uses. Approximately 345 acres of land were set aside in the permanent Agriculture category and 518 acres of land were put into the Agriculture/Open Space-Natural designation to accommodate continued agricultural uses within The Preserve property.

The CSOI-2 EIR concluded that the approved project would accelerate the conversion of prime agricultural land and prime farmland to urban uses. This was determined to be a significant and unavoidable impact of the proposed project. This impact was also found to be cumulatively significant within the greater Chino Basin Dairy Area perspective (Section 5.2, page 12, and DEIR Appendix B). The Findings adopted when the TPSP project was approved included a Statement of Overriding Considerations for this significant impact.

3.2.2 - Mitigation Measures (Summarized)

- AG-1 Agricultural Land Preservation.** This measure indicated the City would participate in the Williamson Act Easement Exchange Program (WAEPP) and any plan that may be adopted pursuant to SB 831.
- AG-2 Agency Coordination and Planning for Agricultural Uses.** This measure required the City to participate in a coordinated multi-agency planning program for sustainable agricultural uses within the Lower Chino/Prado Basin. It indicated the plan should involve the principal public landowners within the basin, including but not limited to the U.S. Army Corps of Engineers, Orange County Flood Control District, and County of San Bernardino.

3.2.3 - Modified Project

The modified project consists of only minor roadway realignments, a short road segment substitution and the movement of 23 units from outside to inside the Loop Road. Because the anticipated disturbance area is still the same, the proposed minor modifications to the project circulation plan and land uses will not result in significant impacts, or impacts significantly different than those already identified in the CSOI-2 EIR related to agriculture, as long as the mitigation measures identified in the TPSP EIR are implemented.

3.3 - Hydrology and Water Quality

3.3.1 - Approved Project

The 2003 CSOI-2 EIR (Section 5.3) indicated that the project area contained two main drainages, Chino Creek on the west and Cucamonga Creek/Mill Creek to the east. Mill Creek is a significant water-related resource that crosses the southeast portion of the project site. Most of the project area consists of dairy land and agricultural fields that drain by sheet flow toward these two drainages. Both of these drainages flow into the Santa Ana River to the nearby Prado Basin to the south. The 566-foot elevation line represents the 200-year flood zone of the recently raised Prado Dam spillway, which will provide improved flood protection for lands downstream of the dam along the Santa Ana River.

The southwest and southeast portions of the project site lie below the 566-foot elevation line, which is considered a flood inundation limit as measured by the Orange County Flood Control District. A detailed hydrology study was prepared for the TPSP project in 2003. The TPSP included a conceptual drainage master plan that demonstrated new residences within the project would not be subject to inundation by flooding relative to the 566-foot elevation. The revised hydrology study for the current proposed project also demonstrates that the proposed residences will not be subject to flooding relative to the 566-foot elevation (AEI 2007).

The proposed storm drain system for the portion of The Preserve that is located south of Pine Avenue is currently outlined in the The Preserve Master Plan Environmental Impact Report, Section 5.3, Hydrology and Water Quality. The proposed storm drain sizes and potential wetland project sites are indicated on Exhibits 5.3-2 and 5.3-3 of the report. There will be three main drainage systems: Chino-Corona (Mill Creek) on the west, Preserve Loop Road and Main Street in the center, and Hellman Avenue on the east. The pipe sizes vary from 36 inches to 72 inches. The potential wetland sites are shown off-site at the southerly end of these three facilities.

The proposed storm drain facilities for The Preserve Tentative Tract 16420 will essentially be located in the same locations as outlined in the EIR. The final sizes will be determined during final engineering design for the backbone drainage improvements. This project will be constructed in several phases; therefore, several on-site interim detention basins may be designed and constructed with each phase of development.

The CSOI-2 EIR concluded that, with the proposed mitigation, the project would not have significant short- or long-term impacts on water and water-related resources (DEIR page 5.3-20).

3.3.2 - Mitigation Measures (Summarized)

The following measures were proposed in the 2003 CSOI-2 EIR to help assure that potential water-related impacts would remain at less than significant levels:

- HWQ-1** **Meet NPDES Permit Requirements.** All development must comply with the National Pollution Discharge Elimination System requirements including applicable Best Management Practices (BMPs).
- HWQ-2** **Implement Structural and Non-Structural BMPs.** Future development must implement various BMPs during construction.
- HWQ-3** **Implement Source Reduction BMPs.** Developers shall install appropriate BMPs to control long-term water quality for future development.
- HWQ-4** **Water Quality Monitoring Plan.** Establishes a plan to monitor storm drain outlets and outflows to assure that water quality in surface drainages and Prado Lake are not impacted by new development.
- HWQ-5** **Storm Drain Plan.** Future development must install detention basins and related improvements to assure that downstream properties are not impacted by new development.
- HWQ-6** **Install Flood Control Improvements.** New development will install flood control and other drainage improvements as needed and as identified in the TPSP master drainage plan to protect recreation activities at Prado Park.
- HWQ-7** **Urban Runoff Management Plan.** This conceptual plan integrates the storm drain plan, the various short- and long-term BMPs, and WQMP to prevent water quality impacts from the project.

3.3.3 - Modified Project

In response to the various minor roadway and land use changes, the project engineer prepared an updated hydrology study which determined drainage impacts and flood control structures would be similar to those identified in the CSOI-2 EIR. With approval of the revised project hydrology study and Water Quality Management Plan by the City, the proposed minor modifications to the project land uses will not result in new significant impacts, or impacts significantly different, than those already identified in the CSOI-2 EIR for water-related resources, including runoff, flooding, and water quality, and no additional mitigation is required.

3.4 - Biological Resources

3.4.1 - Approved Project

The CSOI-2 EIR (Section 5.4) evaluated potential impacts of the TPSP project on biological resources on the project site such as listed and otherwise sensitive plant and animal species. The EIR also examined potential impacts to those resources in the general area that could be affected by the

proposed development (e.g., raptors). This analysis was based on field surveys conducted by MBA staff (the firm that also prepared the EIR) along with biology staff from Cal Poly Pomona.

The EIR identified the Santa Ana River and related drainages as one of the primary factors in determining the extent of biological resources in the area. The EIR also indicated that native plants and animals had been substantially impacted by historical flood control (i.e., Prado Basin) and dairy and other agricultural activities in the area.

Exhibit 5.4-1 in the EIR showed that the southern project area consisted of mainly dairy land and cultivated fields, other than the riparian vegetation along Mill Creek in the southeastern portion of the site. The TPSP land plan showed that riparian vegetation along Chino Creek and the associated 566-foot water elevation line should be maintained as open space as the southern portion of the TPSP area develops (i.e., the modified project site).

The Resource Management Plan (RMP) prepared for the entire TPSP area required a number of surveys and studies be done in the future as development was proposed on specific sites to assure there would be no significant impacts to listed or otherwise sensitive species.

The CSOI-2 EIR concluded that the proposed TPSP would have significant impacts on burrowing owls above the 566-foot elevation line due to loss of nesting and foraging habitat and cumulative loss of raptor foraging habitat (DEIR page 5.4-49). The EIR also concluded that the development of the southern TPSP area would not have significant short- or long-term impacts on the remaining biological resources above or below the 566-foot elevation line. This assessment was based on the proposed land plan (i.e., with vegetation along Mill Creek preserved) and implementation of the recommended mitigation measures (DEIR, pages 5.4-39 through 5.4-49 and DEIR Appendix B).

The CSOI-2 EIR concluded that the project would create significant impacts related to the loss of burrowing owl habitat and raptor foraging land, even with implementation of all feasible mitigation measures. The Findings adopted when the TPSP project was approved included a Statement of Overriding Considerations for this significant impact.

3.4.2 - Mitigation Measures (Summarized)

The CSOI-2 EIR recommended the following measures to reduce potential impacts on biological resources to the greatest extent feasible:

- B-1 Zoning and Land Use Regulation.** This measure set aside all areas below the 566-foot elevation line as open space, recreation, or some type of non-development use. Any development or expansion of existing uses within open space designations would have to comply with the requirements of the RMP (see measure B-3).

- B-2 Required Biological Studies.** To assure that development in the future would not impact biological resources, this measure required specific projects to prepare subsequent general or focused assessments of biological resources as appropriate.
- B-3 Resource Management Plan.** This measure required preparation of an RMP to specifically identify the study and mitigation requirements to each listed or otherwise sensitive plant and animal species within the TPSP boundary, including the southern project area. The RMP had the following specific components:
- 1. 300-acre Conservation Area.** Required establishment of an onsite conservation area below the 566-foot elevation line for habitat protection including burrowing owl and raptor foraging habitat.
 - 2. Alternative Location for 300-acre Conservation Area.** Allowed for part or all of the conservation area to be offsite if onsite locations were found to be infeasible or impractical.
 - 3. Burrowing Owls.** Identified protocol requirements for surveys and mitigation impacts to burrowing owl for future development.
 - 4. Urban Buffer/Transition Area.** Established a buffer area between land below the 566-foot elevation and upland areas to prevent indirect impacts to species in open space areas.
 - 5. Surface Water and Riparian Habitat.** Set aside a minimum 10 acres of wetlands (i.e., marsh or riparian) as a natural treatment system for water quality protection. The approved plan did not designate Mill Creek for this habitat area.
 - 6. Existing Windrows.** Encouraged that existing windrows be incorporated into specific development plans to the feasible to help maintain onsite raptor foraging habitat.
 - 7. Agricultural Easements.** Indicated that any lands involved in the Williamson Act Easement Exchange Program would also provide ongoing raptor foraging habitat (see Mitigation Measure AG-1).
 - 8. Mitigation Fee.** New development would pay a fee to help fund ongoing maintenance and enhancement of the 300-acre conservation (habitat) area(s) identified in the RMP (see Mitigation Measure B-3, Item 1, above).
 - 9. Participation in Regional Efforts.** The City was to be involved with a number of other agencies on ongoing efforts to protect and preserve important biological habitat in the general area.

10. Administration and Monitoring. The City was to establish or cooperate with a conservancy or land trust to manage the 300-acre Conservation Area (see Mitigation Measure B-3, Item 1, above).

3.4.3 - Modified Project

The RMP for the TPSP project has been updated to account for current species and local survey data (MBA 2007). It has concluded that impacts to burrowing owls will be similar to that identified in the previous RMP, and those impacts can be effectively mitigated to less than significant levels by the implementation of the mitigation measures recommended in the CSOI-2 EIR (MBA 2007). The area of disturbance and general level of development is still equivalent to that of the approved project. In addition, the land plan of the modified project sets aside the riparian vegetation and an upland buffer area along Mill Creek in the southeastern portion of the project, consistent with that identified in the approved plan. The potential impacts of the original plan were compared to those of the proposed plan by Glenn Lukos Associates (GLA 2007). GLA determined that these potential impacts were equivalent (i.e., loss of burrowing owl habitat and raptor foraging land was significant), and that conclusion was confirmed by MBA based on the GLA report and available data.

Since the proposed project changes would modify the same amount of land in the same location, the proposed minor modifications to the project land uses will not result in significant new impacts, or impacts significantly different than those, already identified in the CSOI-2 EIR. The Findings adopted when the TPSP project was approved included a Statement of Overriding Considerations for this significant impact.

3.5 - Geology and Soils

3.5.1 - Approved Project

The CSOI-2 EIR (Section 5.5) evaluated the potential risk presented by regional and local geotechnical constraints on the proposed development. Potentially significant geologic hazards affecting land use and development in the project area included fault rupture and severe ground shaking due to a local moderate to large earthquake, liquefaction due to shallow groundwater and severe ground shaking from local and major regional faults, and subsidence-induced ground fissures due to groundwater withdrawal. The CSOI-2 EIR found that development of the proposed project and other approved, pending and probable future projects may expose future populations to regional seismic hazards. However, compliance with seismic safety standards for new construction, recommendations of project geotechnical engineering reports, and ongoing provisions for emergency preparedness and response would reduce such potential risks to less than significant levels.

Development and build out according to the TPSP would have the potential to expose additional people, residences, commercial and industrial development, and public facilities to these geologic and seismic hazards. However, numerous federal, state and local laws, regulations, codes, and policies are in effect to mitigate geologic and seismic hazards experienced within the region.

The EIR concluded that, while geologic and seismic hazards are expected to be adverse and potentially significant for development within the TPSP area, conformance with standard measures, code requirements, and recommendations of detailed geotechnical and soils engineering studies required for subsequent development projects, should serve to reduce hazards to less than significant levels (DEIR page 16 and DEIR Appendix G).

3.5.2 - Mitigation Measures

- GS-1 Subsequent Geotechnical Studies.** This measure required that future development proposed in specific areas would have to provide geotechnical and soils engineering studies to address potential hazards to identified buildings, foundations, etc. associated with fault rupture, seismicity, groundshaking, liquefaction, subsidence, and shallow groundwater.
- GS-2 Compliance with Geotechnical Studies.** All future development will be required to comply with the recommendations and standards identified in the required geotechnical studies (see Mitigation Measure GS-1).
- GS-3 Former Dairyland Soil Studies.** This measure required that grading on all former dairy lands and other agricultural properties would have to have a detailed soils report to identify specific potential for methane from the decomposition of cow manure.

3.5.3 - Modified Project

The modified project consists of only minor roadway alignments and minimal density modifications from outside the Loop drive to within the Loop. These changes represent only minor shifts in development use or density and will have no appreciable impact on geologic conditions or impacts. Therefore, the proposed minor modifications to the project land uses will not result in significant impacts, or impacts significantly different than those already identified in the CSOI-2 EIR with implementation of the recommended mitigation measures.

3.6 - Hazards

3.6.1 - Approved Project

The CSOI-2 EIR (Section 5.6) determined that the project area was affected by a variety of potential hazards, including airport operations and regulations related to the Chino Airport, identified hazardous materials, vector control issues due to the area's intensive dairy use, and electromagnetic fields caused by existing overhead electrical lines.

Airport Hazards

Operation of Chino Airport creates noise and potential safety impacts to the surrounding vicinity. As required by state law, an Airport Comprehensive Land Use Plan (ACLUP) was prepared and adopted in 1992 which delineated referral zones surrounding the airport and defines special land use

requirements and development limitations generally described in the Chino Airport Land Use Compatibility Matrix.

The issue of structures present and future, interfering with flight corridors is always a concern to potential development near an airport facility. A survey of height restrictions in the plan area suggested that height restrictions were not likely to represent a significant constraint to development options.

The Chino Airport has been subject to oil and fuel spills in the past, and there is a well-documented plume of volatile organic compounds (VOCs) emanating from the airport that is migrating in a southwesterly direction. This plume is subject to a Regional Water Quality Control Board order, and more information on this contamination is available in the Chino Basin Watermaster's State of the Basin Report. However, the CSOI-2 EIR indicated that the Project site is considered to be relatively clean in terms of soil contamination (DEIR pages 5.6-9 to 5.6-11).

The possible location of wildlife areas/water features near airports is a safety concern for aircraft operations, particularly with regard to waterfowl near runways. FAA Advisory Circular 150/5200-32 presents various recommendations to restrict the location of water features, one of which is to "Locate water features at least 1,200 feet from the runway centerline and not off the ends of runways; water features should not be located in safety areas...[and] as far away from the runway end as is physically possible." Since the proposed project does not include the creation of a substantial water body near the Airport, this issue would not be considered significant under FAA criteria.

Hazardous Materials

A thorough records database search was conducted to identify federal, state or county recordation of the storage or spill of any hazardous materials within the plan area. A total of 27 known sites are located within the project area, although many of the individual sites have multiple site listings.

Industrial Hazards

The 2003 CSOI-2 EIR indicated that the Inland Empire Utility Agency operated a Co-Composting Facility for both dairy manure and wastewater sludge within the project area. At that time, the total permitted capacity of the Facility was 400,000 wet tons/year and the estimated annual operating tonnage of manure in 1997 was 804,000 dry tons/year and 120,000 wet tons/year. The Co-Composting Facility, listed as a Solid Waste Landfill Facility, has no violations and is not subject to any enforcement actions.

Hazardous Building Materials

It is likely that a number of buildings within the boundaries of the Sphere of Influence contain other potentially hazardous materials including asbestos and lead-based paints. These buildings may include, but are not limited to, pre-1979 residential structures as well as commercial and industrial buildings.

Other Issues

Vector Control

The dairy operations result in the generation of millions of tons of manure each year. To control the increasing fly population, chemical treatments are used. The West Valley Mosquito and Vector Control District promotes the practice of routine application of chemicals in the absence of the ability to practice proper composting. Unfortunately, the continued use of these chemicals in the Chino Basin has resulted in minor to severe resistance in the adult fly populations. Activities that would increase the potential for standing water, especially during the summer months, has the potential for increasing the mosquito population. Implementation of the proposed project will, over time, systemically reduce the volume of standing water and other sources associated with the dairies that are used for breeding by mosquitoes. Therefore, the project will not result in an increase in vector related hazards.

Methane Exposure

Since the project area has historically been used for dairy operations, there is potential for exposure of new development and human populations to explosive concentrations of methane gas released from these soils. However, building code and grading code requirements and soils engineering investigation report requirements are in place as safeguards to prevent possible hazards.

Electromagnetic Fields

Southern California Edison (SCE) provides electrical services to the City of Chino and the surrounding areas. SCE substations closest to the project area are located along Edison Avenue and Milliken Avenue northwest and northeast of the project area, respectively. Long-term direct exposure to electric and magnetic fields (electromagnetic fields) has been identified as a possible risk to human health. The Land Use modifications proposed by the project will create a safety corridor throughout the plan area, thereby providing a safety buffer from unhealthy concentrations of electromagnetic energy.

The EIR concluded that, with the proposed mitigation, all potential hazards are reduced to less than significant levels (Section 5.6, page 17, and DEIR Appendix G).

3.6.2 - Mitigation Measures

Airport Safety

- HM-1 Water Feature Restriction.** This measure prohibits the introduction of sizeable water features east of the Airport that might attract waterfowl.
- HM-2 Maximum Building Heights.** This measure limits building heights outside of the runway protection zones to 160 feet to prevent any conflict with adopted flight patterns.

Hazardous Materials

- HM-3 Phase 1 ESA Reports.** Prior to City consideration of any specific development projects within the plan area, developers will be required by the City to submit a completed Phase 1 Environmental Site Assessment (ESAs), which at a minimum, meets with the requirements of the most current standards of investigation established by the American Society of Testing and Materials (ASTM Standard E 1527). The recommendations of such ESAs, including testing and soil remediation, if necessary, shall be adhered to reduce any identified hazards to acceptable levels.
- HM-4 Building Demolition.** Prior to issuance of permits by the City of Chino for major renovation or demolition of any pre-1979 structure within the project area, the project developer will be required to submit documentation to the City Building Department that asbestos and lead-based paint issues are not applicable to their property, or that appropriate actions will be taken to correct any asbestos or lead-based paint issues prior to development of the site.
- HM-5 Hazmat Regulations.** This measure requires compliance with all applicable federal, state and local laws and regulations governing the handling, transport, treatment, generation and storage of hazardous materials.

3.6.3 - Modified Project

The proposed modified project includes minor land use changes (89 less units or 2.2% reduction), the substitution of a short roadway segment (Main Street) for "E" Street connecting the proposed development to Chino-Corona Road, and several roadway realignments. An Environmental Summary Report was prepared by IWS Environmental in July of 2007 that summarized the results of the various Phase 1 ESA reports for the project area (IWS 2007). The IWS report found that current hazmat conditions on the site were equivalent to those identified in the CSOI-2 EIR. Therefore, these proposed minor modifications to the project land uses and circulation will not result in significant impacts, or impacts significantly different, than those already identified in EIR with implementation of the recommended mitigation measures.

3.7 - Transportation and Circulation

3.7.1 - Approved Project

A detailed traffic study was prepared by Urban Crossroads (UC 2002) and summarized in the Draft EIR (Section 5.7 and DEIR Appendix C). The study determined the project, without mitigation, had the potential to cause significant short-term (Interim Year 2010) and long-term (Buildout Year 2020) impacts (i.e., Levels of Service exceed City congestion standards) at 58 local and area-wide intersections. At buildout, the project traffic study estimated project land uses would generate 244,930 daily trip ends and 25,911 PM peak hour trips. The study concluded that traffic signals would be required at nine intersections by 2010, and that improvements would be needed along

various roadways and at numerous intersections to assure that future Levels of Service would be maintained within City standards (DEIR Table 5.7-5). The CSOI-2 EIR concluded that even with the proposed mitigation (i.e., proposed roadway and intersection improvements), the project would contribute to significant cumulative traffic impacts (DEIR page 5.7-54 and DEIR Appendix C). The Findings adopted when the TPSP project was approved included a Statement of Overriding Considerations for this significant impact.

3.7.2 - Mitigation Measures

- T-1 Notification.** The City will coordinate traffic studies according to Congestion Management Plan (CMP) requirements of SANBAG.
- T-2 Internal Improvements.** Future development must construct the internal improvements identified in the project traffic study and/or subsequent traffic studies completed for specific development projects.
- T-3 Regional Cooperation.** This measure commits the City to cooperate and coordinate its traffic studies and planned improvements with regional agencies such as SCAG and SANBAG.
- T-4 Regional Improvements.** This measure indicates the City will participate in planning efforts and help fund regional transportation improvements.
- T-5 TSM Improvements.** The City will provide traffic system management improvements, including signal coordination, smart corridors, etc.
- T-6 TDM Improvements.** The City will require future development to provide travel demand management improvements.
- T-7 Transit Feasibility Study.** This measure indicates the City will prepare a traffic feasibility study that will allow transit to be provided in the future.
- T-8 Transit Coordination.** The City will coordinate with various transit agencies to assure that transit is provided to future development.
- T-9 Traffic Studies.** The City will require future development to prepare traffic studies to identify project-specific impacts and improvements.

3.7.3 - Modified Project

A supplemental traffic study was prepared by Linscott Law & Greenspan (LL&G 2007) for the modified project. Tables 3 and 4 compare the trip generation of the original TPSP project to the modified project described and analyzed in this document for both horizon periods (i.e., short-term and long-term). Table 3 examines short-term impacts – the original EIR used 2010 as its horizon year while the revised traffic study used 2015 because several years had elapsed since the original traffic

study was completed. Table 4 examines long-term impacts – both traffic studies used 2030 as the buildout horizon year. In the CSOI-2 EIR, Traffic Analysis Zone (TAZ) 2 most closely corresponded to the South of Pine project area, so data from the 2003 Urban Crossroads study was extracted for that area to compare to the current traffic study (LL&G 2007).

Table 3: Trip Generation Comparison – Approved vs. Modified Project (Short-Term)

Project Characteristic*	Peak AM Trips	Peak PM Trips	Total Average Daily Traffic (ADT)
Total Approved TPSP Project	5,722	7,793	71,499
Modified “South of Pine” Project (TAZ 2 from CSOI-2 EIR**)	1,093	1,421	14,968
Proportion of Modified Project vs. Total Approved Project	19.1%	18.2%	20.9%
Trip Generation for South of Pine Project vs. CSOI-2 EIR	-5.1%	-19.9%	-15.0%
* The original 2003 Urban Crossroads traffic study used 2010 as an interim year while the 2007 LL&G traffic study used 2015 as an interim year.			
**The Modified Project (i.e., South of Pine Project) is equivalent to TAZ 2 in the CSOI-2 EIR.			
Source: CSOI-2 EIR page 5.7-12 and LL&G 2007 page 21 (Table 5-2)			

Table 4: Trip Generation Comparison – Approved vs. Modified Project (Long-Term)

Project Characteristic*	Peak AM Trips	Peak PM Trips	Total Average Daily Traffic (ADT)
Total Approved TPSP Project	18,993	25,911	244,930
Modified “South of Pine” Project (TAZ 2 from CSOI-2 EIR)	3,473	4,949	50,575
Modified Project (LL&G 2007)	3,295	3,965	42,979
Proportion of Modified Project vs. Total Approved Project	17.3%	15.3%	17.5%
Trip Generation for South of Pine Project vs. CSOI-2 EIR**	-5.1%	-19.9%	-15.0%
*The Modified Project (i.e., South of Pine Project) is equivalent to TAZ 2 in The Preserve EIR.			
Source: CSOI-2 EIR page 5.7-12 and LL&G 2007 page 25 (Table 5-3)			

The LL&G project traffic study compared the traffic impacts of the proposed changes to the land use plan (i.e., the “Modified Project”) to the traffic study prepared for the TPSP in the CSOI-2 EIR. The LL&G study determined the Modified Project would generate 5 to 20 percent less traffic than estimated in the CSOI-2 EIR with an overall average reduction of 15 percent (Table 5-4, LL&G 2007). Tables 8-2 and 8-3 of the new LL&G study conclude that the same intersections that were determined to have significant impacts (i.e., would not operate within the City’s General Plan peak hour standards) would have impacts equivalent to those identified in the original project traffic study. In addition, congestion conditions at the following three (3) local intersections would be slightly

“worse” (i.e., higher LOS) than identified in the CSOI-2 EIR due to traffic volumes having increased more than expected in the interim period:

- Archibald Avenue at Schleisman Road;
- Cleveland Avenue at Schleisman Road; and
- Hamner Avenue at Schleisman Road.

The new LL&G study concluded that these same intersections were identified in the CSOI-2 EIR and would not operate within the City’s General Plan standards. In addition, Section 15, Table 8-2 and Page 46, second paragraph of the External Traffic study, Harrison at Schleisman is an additional intersection with a Fair Share Contribution identified, and Sumner at Schleisman was not listed in the model outputs but was assigned a percentage contribution for fair share mitigation.

The CSOI-2 EIR concluded that traffic impacts were significant and the LL&G study supported this conclusion. The LL&G study also concluded that the proposed minor modifications to the project land use plan will not result in significant new traffic impacts, or impacts significantly different than those already identified in the CSOI-2 EIR (LL&G 2007). The Findings adopted when the CSOI-2 EIR was certified included a Statement of Overriding Considerations for the significant unmitigable project and cumulative impacts. The Modified Project does not alter these findings or worsen the impact that was analyzed in the CSOI-2 EIR or addressed by the City in its prior Findings and Statement of Overriding Considerations.

3.8 - Noise

3.8.1 - Approved Project

The CSOI-2 EIR (Section 5.8) determined that the City’s Noise Element was adopted verbatim from the San Bernardino County Element in effect in 1975 and considered outdated. Current noise/land use planning within the City of Chino uses more realistic noise/land use compatibility standards less stringent than the noise standards shown above. Current/recent noise impact assessments use the State of California Office of Noise Control model element guidelines.

Existing noise levels throughout Sub-Area 2 derive mainly from vehicular sources on the highways and secondary roads in the area. Aircraft from Chino Airport generate an occasional short-term noise intrusion, but the integrated contribution of aircraft flight activities over a 24-hour CNEL exposure period is small except in close proximity to the airport. Agricultural activity noise and dairy operations sometimes have audible noise, but again only in close proximity to each individual activity.

Traffic noise levels will change substantially for future conditions versus existing levels of several roadways. These changes are due to cumulative growth independent of development within Sub-Area 2. This same growth of traffic and associated noise will generally mask any project-related

contributions except within Sub-Area 2 itself where traffic growth would not occur without project implementation.

Traffic noise calculations made in 37 roadways throughout the City of Chino in and surrounding Sub-Area 2 for existing, interim year (2010) and future buildout (2020), no-project and future with project conditions. The cumulative impacts are significant (+3 dB CNEL) at most locations analyzed. Mitigation measures will be required to meet Chino's noise ordinance.

The DEIR concluded that future aircraft noise exposure is currently uncertain because the adopted airport land-use compatibility plan is outdated, and no new plan has been adopted. A revised plan will likely be adopted in the future. The project placed less noise-sensitive land uses close to the airport as buffer use for residential and other sensitive uses farther away from the airport boundary.

The EIR concluded that, with the proposed mitigation, project impacts to noise levels from traffic or airport sources will be less than significant (Section 5.8, page 15, and DEIR Appendix D).

3.8.2 - Mitigation Measures (Summarized)

- N-1 Construction Noise.** This measure restricted activities that generate noise during grading and construction activities consistent with the City's Noise Ordinance.
- N-2 Roadway Noise.** Future development has to submit acoustical studies to the City for subsequent tentative maps and noise-sensitive uses (e.g. residences, schools, medical facilities) adjacent the principal area roadways.
- N-3 Airport Noise.** This measure was to help assure that noise exposure is considered in review of subsequent development projects within the plan area and in acknowledgement of possible single-event audibility even if standards are not exceeded. The City shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure the compatibility of specific development projects with Chino Airport Operations (same as Mitigation Measure LU-1). All real estate transactions within Sub-Area 2 within 1.0 mile of the airport boundary will contain advisory language that aircraft may be periodically audible even though the subject property is exposed to noise levels due to aviation activities that are well within State guidelines.

3.8.3 - Modified Project

A supplemental traffic study was prepared by Linscott Law & Greenspan for the modified project (LL&G 2007). This study concluded that the proposed minor modifications to the project land use plan will not result in significant new traffic impacts, or impacts significantly different than those already identified in the CSOI-2 EIR. As outlined in the project description, the proposed changes

would reduce the overall number of units by 2.2 percent (from 4,095 to 4,006 units). The analysis of noise impacts from vehicular sources was based on the original project traffic study (Urban Crossroads 2002). The total trips generated by the project are expected to decrease slightly based on the minor land use modifications (see Section 3.7 in this document). Since project-related traffic will be incrementally less than that estimated in the EIR, project related noise from vehicular sources will also be incrementally reduced. In addition, aircraft noise conditions at the Chino Airport have not changed significantly since the EIR was prepared. Therefore, the proposed minor modifications to the project land uses will not result in significant impacts, or impacts significantly different than those already identified in the EIR relative to noise.

3.9 - Air Quality

3.9.1 - Approved Project

The CSOI-2 EIR summarized the potential short- and long-term air pollutant emissions that would be generated by construction and occupancy of the TPSP project, respectively (Section 5.9). The EIR concluded that, even with implementation of the proposed mitigation measures, the project would still have significant short- or long-term air quality impacts (DEIR 5.9-29 and DEIR Appendix E).

Short-Term Emissions

Based on the proposed project changes, short-term construction emissions would be essentially equivalent to those identified in the CSOI-2 EIR since about the same amount of land is being disturbed (i.e., 29.5 acres), although there will be a slight increase (maximum 3.4%) in the amount of some pollutants, mainly reactive organic gases or ROGs from the construction of additional building square footage, painting, architectural coverings, etc. Long-term emissions would be approximately 3.4 percent higher than estimated in the EIR due to the slight increase in vehicular traffic as a result of the increased square footage of commercial uses. Estimated daily emissions from construction activities (in pounds per day) are shown in Table 5 below.

Even if grading or construction vehicle emissions were increased by 3.4 percent to account for the additional project square footage, the total short-term emissions would still not exceed SCAQMD thresholds (worst case is PM10 at 138.6 pounds per day versus threshold of 150 pounds per day).

PM2.5 Impacts

Since the approval of the EIR for this project, the SCAQMD has issued thresholds and guidance on the assessment of smaller particulate matter referred to as PM2.5 (particle size of 2.5 microns or smaller). PM2.5 typically represents 25 percent of the amount of PM10. In this case, PM2.5 emissions are not expected to exceed SCAQMD thresholds because PM10 is estimated to be less than half the SCAQMD threshold (68 vs. 150 pounds per day).

Table 5: Construction Emissions

Emission Source	CO	ROG	NOx	SOx	PM ₁₀
Construction Equipment	250.0	54.0	768.0	92.0	82.0
Worker Vehicles	8.0		1.0	<1.0	3.0
Grading Dust	--	1.0	--	--	3,220.0
Total	258.0	55.0	769.0	92.0	3,305.0
SCAQMD Threshold	550.0	75.0	100.0	150.0	150.0
Exceeds Threshold?	No	No	Yes	No	Yes
* CO = carbon monoxide, ROG = reactive organic gases, NOx = oxides of nitrogen, SOx = oxides of sulfur, and PM10 = large particulate matter (dust). Source: Table 5.9-6 from TPSP EIR, page 5.9-15					

Local Significance Thresholds

Since the approval of the EIR for this project in 2003, the SCAQMD has issued Local Significance Thresholds (LSTs) for short- and long-term emissions. The current project emissions were compared to these LSTs and they do not change the original conclusions of the EIR (i.e., short-term emissions less than significant but long-term emissions significant).

Long-Term Emissions

The EIR concluded that occupancy of the project would substantially exceed SCAQMD daily emission thresholds in pounds per day, as shown in Table 6 below:

Table 6: Operational Emissions

Emissions*	CO	ROC	NOx	SOx	PM ₁₀
2010	8,618	788	611	4	493
2020	17,209	1,358	1,021	11	1,357
Buildout	4,016	305	240	29	1,613
SCAQMD Threshold	550	55	55	150	150
Exceeds Threshold?	Yes	Yes	Yes	No	Yes

* includes stationary and vehicular sources

CO = carbon monoxide, ROC = reactive organic compounds, NOx = oxides of nitrogen,

SOx = oxides of sulfur, and PM10 = large particulate matter (dust).

Source: Table 5.9-7 from CSOI-2 EIR page 5.9-17

3.9.2 - Mitigation Measures (Summarized)

AQ-1 Mobile Source Emissions/Transit. The City will work with local and regional agencies to encourage the expansion of transit in the project area.

AQ-2 Construction Emissions. This lists a number of measures consistent with SCAQMD Rule 403 that are designed to reduce short-term air pollutant emissions from construction activities, including street sweeping, limiting speeds onsite, etc.

3.9.3 - Modified Project

Construction of the proposed project would generate approximately the same amount of air pollutants estimated in the CSOI-2 EIR because approximately the same amount of land is being disturbed although slightly fewer units (4,006 versus 4,095 total units or 2.2% fewer units) would eventually be constructed under the Modified Project. However, Table 4 shows that such a slight reduction would not reduce construction emissions to less than SCAQMD thresholds, so these impacts are still considered significant and unavoidable.

The reduction in the total number of units in the project would incrementally reduce the long-term emission of air pollutants by reducing the number of units (i.e., drivers and vehicles driven) by approximately 2.2 percent. However, Table 5 shows that such a slight reduction would not reduce project emissions below SCAQMD thresholds, so these impacts are still considered significant and unavoidable.

The short- and long-term air quality impacts of the Modified Project are incrementally less than those already identified in the CSOI-2 EIR, but the significance level of the impact remains the same. Findings and a Statement of Overriding Considerations were adopted to address these impacts, and the Modified Project does not alter the prior Findings. Therefore, the proposed minor modifications to the project land uses will not result in new significant impacts, or impacts significantly different than those already identified in the CSOI-2 EIR.

Greenhouse Gases and Global Warming

When the original CSOI-2 EIR was certified, an analysis of greenhouse gas (GHG) emissions and potential impacts related to global climate change (GCC) was not required or recommended in CEQA documents. Since then, the passage of AB 32 has focused increased attention on the contributions of GHG to GCC; however, there is no formal guidance at this time from state or federal regulatory agencies on how CEQA documents should address this issue, nor are there accepted thresholds of significance for these pollutants, nor does AB 32 require additional review of GHGs as it does not constitute significant new information regarding a new significant effect (see "American Canyon Community United for Responsible Growth v. City of American Canyon" Napa Superior Court Case No. 26-27462, May 22, 2007). Moreover, the air emissions from the Modified Project are not significantly different or substantially greater than what was previously analyzed.

The primary greenhouse gases related to development activities are carbon dioxide, methane, and nitrous oxide. Data from the URBEMIS program indicates that potential changes in emissions of methane and nitrous oxide for the Modified Project would be slightly less than that estimated for the approved project, and emissions of carbon dioxide often mirror emissions of criteria pollutants. In

light of these factors, no additional analysis of GHG is required in the context of this addendum to the previously certified CSOI-2 EIR.

3.10 - Population and Housing

3.10.1 - Approved Project

The Draft EIR (Section 5.10) determined the project would result in a substantial increase in housing within the plan area. At the time of The Preserve Plan was approved in 2003, the site was regulated by the County of San Bernardino under the County General Plan and Zoning. The project area is designated Agriculture-Agriculture Preserve (AG-AP) on the San Bernardino County General Plan reflecting its dairy related uses. The County AG Zone permits a minimum lot size of 10 acres.

The impact of the proposed project in terms of potential housing development will change the existing agriculture and dairy area into an urban setting with 10,238,744 square feet of commercial, office, and industrial uses and 9,780 dwelling units. All aspects of the project will result in a substantial change from the existing land uses. The change to the housing growth in the vicinity is not inconsistent with the SCAG regional forecasts. The impacts of increased housing development are considered less than significant with respect to CEQA threshold criteria when compared to the overall job growth balance in the vicinity of the plan area.

The EIR concluded the proposed project will have no significant adverse impacts to population, housing, or employment. Similarly, the project's incremental contributions to cumulative population, housing, and employment impacts within the SCAG region are seen as less than significant. The proposed project will have a beneficial impact on the regional jobs/housing balance (Section 5.10, page 16, and DEIR Table 5.10-3).

3.10.2 - Mitigation Measures

The EIR recommended no mitigation measures.

3.10.3 - Modified Project

The proposed modified project consists of only minor roadway realignments, a short road segment deletion and a movement of a bike lane. The land use changes will shift 23 units to inside the Loop Road but eliminate 112 units outside the Loop Road, resulting in a 2.2 percent decrease in the total number of units in the project (from 4,095 to 4,006, or a loss of 89 units). The project is otherwise consistent with the CSOI-2 EIR; therefore, the proposed minor modifications to the project land uses will not result in new significant impacts, or impacts significantly different than those already identified in the EIR.

3.11 - Public Services

3.11.1 - Approved Project

The development of the plan area will increase population and demand for public services and require the construction of public infrastructure to accommodate this growth. Increase in demand for these services will be directly linked to the phased conversion over time of existing agriculture lands to residential and commercial uses. This cumulative increase in demand on county parks and recreational facilities are likely to be significant as is summarized in the EIR (Section 5.11). The CSOI-2 EIR concluded that, with the proposed mitigation, the project would impacts would be less than significant. (DEIR Section 5.11 page 19).

3.11.2 - Mitigation Measures (Summarized)

PS-PR-1 Park Mitigation Fees. This measure requires future development to pay appropriate park mitigation fees or compensation according to City standards outlined in Chapter 18.04, Land Dedication Requirements Generally.

PS-PR-2 Prado Lake Protection. This measure outlines how the City will help protect activities at Prado Regional Park through coordination with San Bernardino County to assure that traffic, access control and safety needs of Prado Regional Park are met, and that the impacts of implementation of the proposed project on Prado Regional Park facilities are minimized to the extent practical. A Traffic and Access Control plan may be a component of that collaboration. The City will also assure, through subsequent development reviews, that project-related drainage does not adversely affect the park and Prado Lake.

3.11.3 - Modified Project

The proposed modified project involves only minor roadway realignments and a minor shift of land use categories that will incrementally decrease Quimby Act dedications or the payment of park fees by the developer (i.e., the actual number of units proposed will decrease by 2.2%). Therefore, the proposed minor modifications to the project land uses will not result in new significant impacts, or those significantly different than those already identified in CSOI-2 EIR. The modified project with mitigations incorporated will have impacts considered to be less than significant.

3.12 - Utilities

3.12.1 - Approved Project

a. Water

The CSOI-2 EIR estimated that buildout would generate a need for 4,267.5 gallons per minute (GPM) (6.1 MGD) of potable water and 2,776.5 GPM (4.0 MGD) of recycled water. These figures were derived from quantifying the various future land uses of the project site and applying a representative value of water usage (water demand factors) for each type of land use designation. Water demand

associated with implementation of the proposed project was determined to be adequate for the next 35 years, including the proposed development of Sub-Area 2.

Prior to development of Sub-Area 2, the City's potable water system was divided into an upper pressure zone and a lower pressure zone. The upper pressure zone is a pumped water system. The lower zone is gravity fed by pressure reducing valves in the vicinity of Walnut Avenue and Chino Avenue from the western City boundary to the eastern City boundary. For the purposes of the plan area, Sub-Area 2 will become a new (3rd) pressure zone at a hydraulic grade of 780 feet above mean sea level in the potable water system. The Proposed project, consisting of roadway modifications shifting locations of proposed development, will necessitate corresponding relocation of proposed water facilities and possible adjustment in the sized of those facilities.

The City is expected to meet cumulative water demands through multiple reliable sources, including potable, desalted, groundwater and recycled water sources, with the project included. These conclusions are summarized in the Draft EIR (Section 5.12). With the proposed mitigation, no significant impacts are anticipated as a result of the project's implementation.

b. Wastewater

Based on unit wastewater flow generation factors used in the City's Sewer Master Plan, the CSOI-2 EIR estimated that wastewater will increase by 4,816,920 gallons per day upon buildout of the plan area. The project area is served by the Inland Empire Utility Agency (IEUA), which receives infrastructure construction revenues, collected by the City, as needed to meet expanding service requirements fueled by population growth. The collection of these fees assures that adequate funding is available to the IEUA to upgrade wastewater infrastructure when necessary. This upgrade capacity results in no significant impacts to the system based on implementation of the project, with mitigation measures applied.

c. Electricity

Southern California Edison (SCE) has indicated its ability to meet this high demand, provided that proper infrastructure is installed in the project area. In 2003, the CSOI-2 EIR concluded that the (then) current electrical energy shortfall in California would make for uncertainty in electrical supplies to meet future growth demand. Therefore, the project may contribute to significant long term impacts on electrical energy supplies. As the project builds out, special care to assure balanced growth, consistent with SCE supply capacity should be taken.

d. Natural Gas

The CSOI-2 EIR indicated that limited gas service was available to the project area. SCGC is under the regulation of the California Public Utilities Commission, and can also be affected by the actions of federal regulatory agencies. If any of these agencies were to take any action affecting the gas supply, or the conditions under which service is available, gas service will be provided in accordance with revised conditions. Natural gas supplies are expected to be secure and meet California demand

through 2010. The project is not anticipated to create any significant impact on natural gas supply in the local area or region.

3.12.2 - Mitigation Measures (Summarized)

a. Water

- U-W-1** **Water Supplies.** Consistent with SB 221, subsequent development projects within the plan area shall be reviewed by the City to confirm the availability of sufficient water supplies to meet project water needs.
- U-W-2** **Urban Water Management Plan.** Consistent with requirements of AB 2838, the City shall periodically review and update its urban water management plan to ensure that adequate water supplies and facilities are available to meet future growth.
- U-W-3** **Groundwater Replenishment.** Subsequent development projects should be designed to incorporate features that encourage and promote groundwater replenishment where appropriate.
- U-W-4** **Onsite Retention.** Retention of precipitation and runoff on-site should be encouraged in development designs where appropriate.
- U-W-5** **Water Conservation Devices.** The City shall continue to support efforts to develop the water supply and to encourage water conservation techniques appropriate for new and existing development.
- U-W-6** **Wastewater Reuse.** The City shall coordinate its efforts with the IEUA to expand the re-use of wastewater for such uses as the irrigation of parkways, golf courses, landscaped areas, and parks, and, if feasible, for industrial processes.
- U-W-7** **Water Conservation.** The City shall encourage new development to implement various water conservation programs and activities.
- U-W-8** **Water Retention.** Where erosion or water runoff is not a problem, encourage use of onsite water recharge such as dry wells.

b. Wastewater

- U-WW-1** **Backbone Improvements.** The City shall assure that required backbone sewer lines, or an equivalent system recommended by the City Engineer are implemented pursuant to the Sewer Master Plan.
- U-WW-2** **Sewer Fees.** Developers shall pay required sewage facilities development fees and system collection fees to cover City costs to construct master planned sewer mains.

c. Electricity

- U-E-1 Energy Efficiency.** Energy efficient lighting and natural lighting should be encouraged and utilized where practical.

d. Natural Gas

None recommended.

3.12.3 - Modified Project

The land use changes will shift 23 units to inside the Loop Road but eliminate 112 units outside the Loop Road, resulting in a 2.2 percent decrease in the total number of units in the project (from 4,095 to 4,006, or a loss of 89 units). The proposed modifications to the project land uses are minor and they will not result in significant new impacts, or impacts significantly different than those already identified in the CSOI-2 EIR relative to utilities or utility systems.

3.13 - Cultural Resources

3.13.1 - Approved Project

The CSOI-2 EIR (Section 5.13) evaluated the potential impacts of the project on historical, archaeological, or paleontological resources within the project area. The Chino Valley in general and the Prado Basin in particular have historically supported Native American tribes as well as subsequent European settlers. Most of the surrounding area has been previously surveyed and yielded archaeological and historical artifacts and large vertebrate fossils in the past. About two thirds of the project site south of Pine Avenue has been previously surveyed at various times (DEIR page 5.13-1). These detailed surveys have found 8 archaeological and 45 historical sites in the project area (DEIR Table 5.13-1). To protect these resources, their specific locations are not available to the public, but some are located on or near the portion of the project property south of Pine Avenue. Therefore, development of the approved or modified project could have potentially significant impacts on cultural resources, as outlined in the previous EIR (DEIR pages 5.13-5 to 5.13.6). Exhibit 5.13-2 in the CSOI-2 EIR indicates that the southeastern and northwestern portions of the project site south of Pine Avenue are "areas sensitive for prehistoric and historic resources" (DEIR page 5.13-8). The EIR concluded that, with the proposed mitigation, the project would not have significant short- or long-term impacts on cultural resources (DEIR page 5.13-10 and DEIR Appendix F).

In addition, SB 18 was adopted subsequent to certification of the CSOI-2 EIR. SB 18 requires consultation with local Native American tribes when processing amendments to specific plans. Both local Native American tribes were contacted and neither expressed an interest in consulting on this project.

3.13.2 - Mitigation Measures (Summarized)

- CR-1 Survey and Mitigation Report.** This measure requires future development to retain a qualified archaeologist to survey all project sites prior to earth disturbing activities.

If any resources are found during archival or onsite survey work, grading activities shall be monitored by qualified personnel (see Measures CR-2 and CR-3). The surveys may require further testing, salvage, and/or recovery of significant resources.

CR-2 Archaeological Monitoring. Requires monitoring of grading in areas determined to be sensitive for archaeological resources under Measure CR-1.

CR-3 Paleontological Monitoring. Grading within older alluvium must be monitored by a qualified paleontologist since these areas have yielded fossils in the past.

3.13.3 - Modified Project

With implementation of the recommended mitigation measures, the proposed minor modifications to the project land uses will not result in new significant impacts, or impacts significantly different than those already identified in the CSOI-2 EIR relative to cultural resources.

3.14 - Aesthetics

3.14.1 - Approved Project

The CSOI-2 EIR (Section 5.14) evaluated the potential impacts of the project on aesthetics, mainly views, light, and glare. The project area still supports mainly agricultural uses, including pastureland, fallow fields and a few remaining active dairies. Development will eventually result in a transformation from rural agriculture to suburban development. The EIR concluded that the City has planned for this transition in its General Plan and the proposed design guidelines of the Specific Plan would keep aesthetic impacts from these changes to less than significant levels (DEIR page 5.14-10).

3.14.2 - Mitigation Measures (Summarized)

None recommended with implementation of the Specific Plan.

3.14.3 - Modified Project

The proposed minor modifications to the project land uses will not change the overall appearance or design standards of the project area. Therefore, these changes will not result in any new significant impacts, or impacts significantly different than those already identified in the CSOI-2 EIR relative to aesthetics, light, or glare.

3.15 - General Plan Consistency

3.15.1 - Approved Project

The CSOI-2 EIR (Section 5.15) determined that the TPSP project was consistent with the applicable policies of the Chino General Plan, including the policies of the Land Use Element, Circulation Element, Housing Element, Conservation/Open Space Element, Noise Element, Seismic and Public Safety Element, Economic Development Element Implementation Plan, and the Goals and Objectives of the General Plan EIR outlined in Appendix A of the General Plan. The EIR concluded that, with

the project design and implementation of the proposed mitigation measures, the project was consistent with the City's General Plan (DEIR page 5.15-29).

3.15.2 - Mitigation Measures

Specific measures to mitigate project impacts are outlined in Section 3.1 through 3.14 of this document, and have been summarized from Sections 5.1 through 5.15 of the CSOI-2 EIR.

3.15.3 - Modified Project

The land use changes will shift 23 units to inside the Loop Road but eliminate 112 units outside the Loop Road, resulting in a 2.2 percent decrease in the total number of units in the project (from 4,095 to 4,006, or a loss of 89 units). The proposed modifications to the project land uses are minor and are consistent with the City's General Plan policies, as outlined in DEIR Section 5.15. Sections 3.1 through 3.14 of this addendum demonstrate that these modifications will not result in any new significant impacts, or impacts significantly different than those already identified in the CSOI-2 EIR relative to consistency with the General Plan.

SECTION 4: SUMMARY OF IMPACTS

The CSOI-2 EIR examined all the potential impacts of The Preserve Specific Plan, including aesthetics, biology, water resources, traffic, air quality, noise, cultural resources, geotechnical constraints, hazards, etc. The CSOI-2 EIR concluded that the following impacts remained significant even with implementation of all feasible mitigation measures:

- Land use due to loss of open space, agriculture, and changes in community character;
- Loss of agricultural land and activities;
- Burrowing owls and raptor foraging habitat;
- Project and cumulative traffic on surrounding roads; and
- Short- and long-term air quality.

The minor changes to land use and circulation proposed by the Modified Project have been evaluated against the analysis of environmental impacts in the CSOI-2 EIR to ensure the proposed changes did not create new significant impacts or substantially increase the severity of previously analyzed impacts as compared to those identified in the CSOI-2 EIR. The analyses in the preceding sections conclude that the proposed minor changes in the overall development and roadway circulation of the Modified Project would not create any new significant impacts, or impacts that are significantly different than those identified in the EIR compared to the approved project. The mitigation measures identified in the CSOI-2 EIR are sufficient to address the potential impacts of the Modified Project and only those minor changes and additions described in this Addendum are needed to address the Modified Project.

SECTION 5: CONCLUSIONS

The developer proposes to make minor modifications to the circulation plan and land uses to the previously approved project. The changes will shift 23 residential units to inside the Loop Road but eliminate 112 residential units outside the Loop Road, resulting in a 2.2 percent decrease in the total number of units in the project (from 4,095 to 4,006, or a loss of 89 units). The slight changes in roadways and project land uses do not represent significant changes to the approved project relative to CEQA in that it would not change the assumptions, analysis, conclusions, or mitigation for the project. In addition, the changes do not alter the significance conclusions of the project, and do not represent significant new information. As outlined in the CSOI-2 EIR and this Addendum analysis, all impacts of the Modified Project were fully examined in the previous CSOI-2 EIR and mitigated to the greatest extent feasible, and the proposed changes do not require substantial changes to the prior-certified EIR, or previously adopted mitigation measures (see Addendum Appendix A).

The proposed land use and circulation changes are minor and do not create any new significant impacts, or any impacts that are significantly different than those outlined in the prior certified EIR, therefore, the preparation of an addendum to the existing certified CSOI-2 EIR is the appropriate CEQA document to support the City's consideration of the Modified Project, as outlined in the State CEQA Guidelines Section 15162 and 15164.

SECTION 6: REFERENCES

- ① AEI 2007 AEI-CASC Engineers (AEI). "Hydrology Study, South of Pine Avenue, Lewis Operating Corporation." 2007.
- ✓ IWS 2007 IWS Environmental (IWS). "Environmental Summary Report, Preserve South of Pine, City of Chino, San Bernardino County, California." July 11, 2007.
- LL&G 2007 Linscott, Law & Greenspan, Engineers (LL&G). "Traffic Impact Analysis, South of Pine Avenue (Tentative Tract Map No. 16420), The Preserve Phase 3 and 4 Area, External Evaluation." December 26, 2007.
- MBA 2003 Michael Brandman Associates (MBA). "The Preserve-Chino Sphere of Influence-Sub-Area 2" Final EIR, SCH#2000121036.
- GLA 2007 Glen Lukos Associates (GLA). "The Preserve at Chino – South of Pine Master Plan, City of Chino, San Bernardino County, California." Letter dated October 23, 2007.

Geotech Study - Zaiser Kling Consultants
June 2007

APPENDIX A CHINO SUB-AREA 2 (“THE PRESERVE”) EIR MITIGATION MONITORING PROGRAM

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
5.1 Land Use	LU-1. Chino Airport Influence Area. The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in compliance with the Chino Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure specific development projects' compatibility with Chino Airport operations.	Written evidence of notification	Development Application Review and Plan Check	Community Development Director
	LU-2. Correctional Institution for Women (CIW-Chino). Special attention should be focused during subsequent review of specific development projects on providing an adequate buffer and separation between the existing CIW-Chino and planned residential uses immediately to the east. The planned linear Community Paseo along Chino-Corona Road separating these uses should include some combination of landscape screening, berms and/or walls, and setbacks to achieve an adequate physical and visual separation between these uses.	Plan Check	Development Application Review and Prior to Issuance of Grading Permit	Community Development Director
5.2 Agriculture	AG-1. Agricultural Land Preservation. The City of Chino will propose to participate in the Williamson Act Easement Exchange Program (WAEPP) and any plan that may be adopted pursuant to SB 831.	Written or other evidence of participation	Ongoing (Following implementation of a plan for Chino Basin pursuant to SB 831)	Community Development Director
	AG-2. Agency Coordination and Planning for Agricultural Uses. The City of Chino shall participate in a coordinated multi-agency planning program for sustainable agricultural uses within the Lower Chino/Prado Basin. This program should involve the principal public landowners within the basin, including but not limited to the U.S. Army Corps of Engineers, Orange County Flood Control District, and County of San Bernardino. Components of this program may include an agricultural feasibility study, acquisitions plan, and management plan for sustainable agricultural	Written or other evidence of participation/ coordination	Ongoing	Community Development Director

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	uses within the basin.			
	Also see Biological Resources Measure B-3(4), RMP-Urban Buffer/Transition Area	Plan Check	Prior to Issuance of Grading Permit	Community Development Director
5.3 Hydrology and Water Quality	HWQ-1. NPDES. All development shall comply with the National Pollutant Discharge Elimination System (NPDES) regulations. Prior to the issuance of a grading permit, applicants shall demonstrate compliance with NPDES Stormwater Permit requirements to the satisfaction of the City of Chino. Applicable BMP provisions shall be incorporated into the NPDES Permit.	Plan Check	Prior to Issuance of Grading Permit	City Engineer
	HWQ-6. Storm Drain Outlets. The City of Chino shall assure that storm drain facilities and outlets to Prado Regional Park and the natural open space system are designed in a manner that minimizes disruption of park operations and protects park and open space resources. Specific drainage facility designs at outlets to the major open space system below the 566' elevation shall be made available for review by the County of San Bernardino Flood Control District and U.S. Army Corps of Engineers, as appropriate.	Plan Check	Development Review/Prior to Issuance of Grading Permit	City Engineer
	HWQ-7. Urban Runoff Management Plan. Prior to any development approvals, a plan for managing urban runoff to protect sensitive drainages within the open space system shall be approved by the City of Chino. This Urban Runoff Management Plan (URMP) will be integrated with the project Storm Drain Plan, and provide the framework and mechanism for: 1. Phased implementation of structural and non-structural best management practices (BMP's) to control stormwater discharges and protect water quality; 2. Review of subsequent projects for inclusion of 'mini-basins' for detention, filtration and recharge to	Plan Check and approved Urban Runoff Management Plan	URMP approval prior to subsequent development project approvals Review of subsequent projects for compliance with URMP prior to issuance of Grading Permit	City Engineer

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>groundwater;</p> <p>3. The design and location of Natural Treatment Systems (NTS) for water quality purposes within drainages; and</p> <p>4. Implementation of a water quality monitoring program at storm drain outlets to Prado Lake, Chino Creek and Mill Creek.</p> <p>The URMP shall be made available for review and comment by the Flood Control Districts of the counties of San Bernardino and Orange, the U.S. Army Corps of Engineers, and Orange County Water District during the City of Chino's review and approval process. The URMP shall assure to the satisfaction of the City of Chino that project development that drains into Chino Creek and Mill Creek will not unacceptably contribute to flooding, scour and erosion, or water quality degradation of these environmentally sensitive drainages.</p>			
	<p>HWQ-2. Best Management Practices (BMPs).</p> <p>Individual projects within the specific plan area shall be reviewed by the City of Chino for the inclusion of appropriate structural and non-structural BMPs to control stormwater discharges and protect water quality. Structural controls may include, but are not limited to filtration, common area efficient irrigation, common area runoff-minimizing landscape design, velocity dissipation devices, oil/grease separators, inlet trash racks, and catch basin stenciling. Non-structural BMPs can include education for property owners, tenants and occupants, activity restrictions, common area landscape management, litter control, and catch basin inspection, BMP maintenance; and street sweeping.</p> <p>The following are examples of BMPs that may be included within NPDES permit requirements for</p>	Plan Check (for NPDES Permit Compliance)	Prior to Issuance of Grading Permit	City Engineer

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>individual projects:</p> <ul style="list-style-type: none"> • Use of sand bags and temporary desilting basins during project grading and construction during the rainy season (October through April) to prevent discharge of sediment-laden runoff into stormwater facilities. • Installation of landscaping as soon as practicable after completion of grading to reduce sediment transport during storms. • Hydroseeding, soil binders or other measures to retain soil on graded building pads if they are not built upon before the onset of the rainy season. <p>Incorporation of structural BMPs (e.g., grease traps, debris screens, continuous deflection separators, oil/water separators, drain inlet inserts) into the project design to provide detention and filtering of contaminants in urban runoff from the developed site prior to discharge to stormwater facilities.</p> <p>Stenciling of catch basins and other publicly visible flood control facilities with the phrase "No Dumping-Drains to the Ocean."</p>			
	<p>HWQ-3. Best Management Practices. The City shall review subsequent development projects within the specific plan area for the application of BMPs to reduce water pollution from urban runoff. Among the source-reduction BMPs that may be required by the City for application to such projects are the following:</p> <ul style="list-style-type: none"> • Animal waste reduction; • Exposure reduction; • Recycling/waste disposal; • Parking lot and street cleaning; • Infiltration (exfiltration) devices; • Oil and grease traps; • Sand traps; 	Plan Check	Prior to Issuance of Grading Permit	City Engineer

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<ul style="list-style-type: none"> Filter strips; and Regular/routine maintenance. 			
	The specific measures to be applied shall be determined in conjunction with review of required project hydrology and hydraulic studies, and shall conform to City standards and the standards of the County's Municipal Stormwater Permit, under the NPDES program.			
	HWQ-4. Water Quality Monitoring. A water quality monitoring program should be implemented to regularly test the water quality at the project storm drainage outlets to Prado Lake, Chino Creek and Mill Creek. The program should be devised to differentiate the pollutant contributions of project development from dairies during the transitional period. If test results determine that the water quality standards established by the RWQCB are not being met, corrective actions acceptable to the RWQCB would be taken to improve the quality of surface runoff discharged from the outlets to a level in compliance with the adopted RWQCB standards.	Water quality samples	Annual Monitoring Report	City Engineer
5.4 Biological Resources	B-1. Zoning and Land Use Regulation.			
	1. All areas below the 566-foot dam inundation line, except such areas located north of Pine Avenue, will be retained within an open space or agricultural land use designation in order to provide protection for existing wildlife habitat values found in such areas and those to be created by the habitat enhancement activities described under mitigation B-3, below, as well as to avoid any new impacts.	Review of requests for changes in Land Use Designations utilizing the Zoning and Land Use Regulations Checklist (RMP Table 4-2)	Prior to Planning Commission action on requests for changes in Land Use Designations	Community Development Director
	2. Any new development or expansions of existing land uses within the open space designations of The	Development Application Review (see Zoning and	Prior to Issuance of Permit	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	Preserve Specific Plan (i.e., Agriculture, Agriculture/Open Space-Natural, Open Space-Recreation, Open space-Natural and Open Space-Water) shall comply with the requirements and provisions of the Resource Management Plan (see Mitigation No. B-3, below) in order to mitigate potential adverse project-specific impacts on biological resources.	Land Use Regulations Checklist--RMP Table 4-2)		
	B-2. Required Biological Studies			
	<ol style="list-style-type: none"> 1. Conduct a biological assessment of each specific project site to characterize the habitat types and the potential for the site to support any sensitive species or habitat. 2. Where a sensitive species has the potential to occur, determine the level of potential for occurrence as low, moderate, or high. Provide scientific justification for this determination. 3. If the potential for occurrence is moderate or high (e.g., the required habitat elements for this species are present and/or there has been a sighting of this species in the vicinity of the project site), conduct focused surveys within suitable habitat to determine the presence or absence of the species on the project site. 4 Any surveys deemed necessary must be conducted by a biologist qualified to perform the needed survey(s). The City of Chino, or its consultant, will review and approve the personnel and methodology for any such proposed surveys. 5. If a sensitive species or habitat is found to occur on a proposed project site, or occupies habitat that may be impacted directly or indirectly by the proposed project, this must be called to the City's immediate attention and documented in the biological assessment for the project. 	Development Application Review (see Required Biological Surveys Checklist--RMP Table 4-3)	Prior to Approval of Development Projects or the Issuance of Grading Permits, as appropriate	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	6. Mitigation measures to offset any potential impact to sensitive species and habitats must comply with the RMP and shall be included in the biological assessment. All lands set aside for conservation and/or other mitigation measures must be clearly documented in the final biological assessment.			
	B-3. Resources Management Plan			
	A Resources Management Plan (RMP) shall be prepared by the City of Chino to provide for the implementation of the mitigation measures described below, in order to avoid, lessen and reduce impacts on the biological resources within the Preserve Specific Plan Area. The Resources Management Plan will be approved by the Chino City Council at the time of certification of the Final EIR. The RMP will formalize the City's balanced approach to land use and resource management, and provides the framework for coordinating the City's actions with other agencies, such as County of San Bernardino, CDFG, USFWS, USACE, OCFWD, and OCWD with regard to specific conservation measures and resource management initiatives within The Preserve. The RMP will focus on the development and implementation of wildlife habitat enhancement and restoration activities, primarily funded by a mitigation fee imposed on all urban development within the Project Area. The RMP will specifically address the following mitigation measures:	Approved RMP	With Certification of Program EIR	Community Development Director
	1. 300-acre Conservation Area:			
	Provision will be made for the creation, enhancement, expansion and perpetuation of high quality wildlife habitat in a 300-acre Conservation Area to be located generally below the 566-foot inundation line and within the boundaries of the project area. The more specific location of the	Feasibility Study of Potential Conservation Areas (see Conservation Area Checklist—RMP Table 4-4)	Study Complete within 12 Months of Program EIR Certification	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>conservation area will be determined through the preparation of the RMP and will depend on availability of such lands for mitigation purposes, and the suitability of land for the enhancements envisioned. Such habitat will be designed to address the impacts that will occur as the result of development of The Preserve (i.e., raptor, waterfowl and burrowing owl habitat). Key enhancements that will be provided comprise the following:</p> <ul style="list-style-type: none"> a) A weed removal program and replanting of native vegetation within the 300-acre Conservation Area shall be implemented to create high quality raptor and burrowing owl foraging habitat. b) Installation and maintenance of twenty (20) artificial burrowing owl nesting sites to mitigate for the loss of burrowing owl habitat. An illustrative example of an artificial burrow is provided in Exhibit 5.4.4). Nesting sites will be located and designed to facilitate use by burrowing owls. c) Stands of trees shall be planted at a minimum of five (5) locations within the 300-acre Conservation Area to mitigate for the loss of raptor nesting/foraging habitat. Specifics regarding enhancements (i.e., location of tree stands, placement of artificial owl burrows, plant and tree species, long-term maintenance and management, etc.) will be detailed in the RMP. d) The City shall obtain agreements with the landowners in the 300-acre Conservation Area in the form of an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument to install and maintain the above habitat enhancements and to 	Enhancement/Restoration Checklist—RMP Table 4-5	Annual Report for first 5 years (RMP Table 4-5)	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	provide the City with a perpetual right to control uses which would conflict with the land's use as wildlife habitat.			
	2. Alternate Location for the 300-acre Conservation Area (if needed):			
	If the City is unable, or it is infeasible, to obtain the onsite mitigation agreements from property owners for all or a portion of the 300-acre conservation area, the City may acquire and enhance, or make other arrangements securing the right to permanently protect/preserve and enhance, land off-site within the Prado Basin (including Chino Hills). Such land must have similar biological value to land on-site within the areas planned for urban development (generally above the 566-foot elevation line). In addition, provisions shall be made to provide enhancements/restoration similar to the measure described in Section B-3(1), above.	Feasibility Study of Potential Conservation Areas (see Conservation Area Checklist—RMP Table 4-4)	Annual Report for first 5 years (RMP Table 4-5)	Community Development Director
	3. Burrowing Owls			
	<p>a) If burrowing owls are found on an individual development site, development, including the expansion of existing land uses or other land use activities that could disrupt the owls, will be required to follow the CDFG burrowing owl relocation protocols, including the creation of artificial burrows (Exhibit 5.4.4). Key components of this protocol presently include:</p> <ul style="list-style-type: none"> i. Occupied burrows should not be disturbed during the nesting season, from February 1 through August 31. ii. If owls must be moved away from the disturbance area, passive relocation is preferable to trapping. iii. A time period of at least one week is 	Development Application Review and Burrowing Owl Mitigation Checklist (see RMP Table 4-6) (Measure to be implemented in accordance with the RMP.)	Prior to Issuance of Permit related to development, expansion of existing land uses, or other land use activities	Community Development Director

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>recommended to allow owls to move and acclimate to the alternate burrows.</p> <p>iv. Passive relocation involves encouraging owls to move from occupied burrows to alternate natural or artificial burrows that are at least 50 meters from the impact zone with a minimum of 6.5 acres of suitable foraging habitat for each pair of relocated owls (see Exhibit 5.4.4).</p> <p>v. Owls should be excluded from burrows in the immediate impact zone and within a 50-meter buffer zone by installing one-way doors in burrow entrances.</p> <p>vi. One-way door should be left in place for at least 48 hours to insure that owls have left the burrow before excavating the burrow.</p> <p>vii. One alternate burrow (natural or artificial) should be provided for each burrow that will be excavating in the project impact zone.</p> <p>viii. The project areas should be monitored daily for at least one week to confirm no owl use before excavating burrows in the immediate impact zone.</p> <p>ix. When excavating burrows, hand tools should be used and the burrows should be refilled to prevent reoccupation.</p> <p>x. Sections of flexible plastic pipe or burlap bags should be inserted into the tunnels during excavation to maintain an escape route for any animals that may still be located inside the burrow.</p> <p>b) In order to provide supplemental mitigation beyond the standard CDFG protocol requirements for relocation of owls, the 300-acre Conservation Area will be made</p>			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	available for the relocation of burrowing owls that would be displaced by development, including the creation of 20 artificial burrows. The feasibility of relocating owls from development sites to the conservation area will be reviewed on a case-by-case basis for individual development projects, subject to the evaluation and recommendations of the biological study prepared for a given site.			
	4. Urban Buffer/Transition Area:			
	In order to limit urban intrusion into areas with habitat value that are below the 566-foot dam inundation line, a buffer area will be provided along the southern edge of urban development within the Preserve Specific Plan project area. The buffer will be designed to provide for limited access to habitat areas and will include provisions for the logical transition between urban structures/uses and habitat areas. Such provisions may address without limit measures regarding: location and type of land uses, lighting, vegetation and tree plantings. Specific features regarding the design, conceptual location, buffer width and/or setback requirements, timing and other features of the buffer shall be included as part of the RMP.	Plan Check for Conformance with RMP Urban Buffer/Transition Area design guidelines (all Development Applications adjacent 566' Elevation Line)	Prior to approval of development project (Buffer/transition area improvements to be installed prior to issuance of Certificate of Occupancy.)	Community Development Director
	While every reasonable effort will be made to seek such a buffer, this mitigation measure does not require land acquisition or obtaining any agreements with landowners in the form of an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument for the purposes of providing the buffer, or for purposes of providing any of enhancements or features described under Mitigation Measure B-3(1).			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	5. Surface Water and Riparian Habitat:			
	a) All development will be required to satisfy any applicable requirements of USACE, Regional Water Quality Control Board and CDFG for Section 404 Clean Water Act permits and streambed alteration agreements.	Development Application Review (see Surface Waters Checklist—RMP Table 4-7)	Prior to Issuance of Grading Permit	Community Development Director
	b) Drainage Area B (see, Exhibit 5.4.5) will be designed as a naturalized drainage course and enhanced to provide riparian habitat values, including plantings of appropriate native species of plants and trees. It is anticipated that these enhancements will be provided in conjunction with drainage facilities and constructed "Natural Treatment Systems" (NTS) designed to improve water quality. Exhibit 5.4.6 provides an illustrative example of how the drainage area may be designed. Specific features related to habitat values will be addressed as part of the RMP.	Development Application Review and Plan Check	Prior to Issuance of 1,800 th Building Permit	Community Development Director
	c) A minimum of 10 acres of marsh and or riparian habitats shall be constructed in conjunction with drainage facilities and/or Natural Treatment Systems for water quality purposes, in order to provide mitigation for loss of the low-quality habitat values of the agricultural detention basins, as well as other surface water areas that support waterfowl.	Plan Check (tabulation)	Prior to Issuance of the 1,800 th Building Permit	Community Development Director
	6. Existing Windrows:			
	Existing windrows that provide viable raptor habitat shall be retained and incorporated into the design of individual development projects where practical. If retention is not practical, the developer shall provide for the replacement of the windrow trees in a manner	Development Application Plan Check (see Review and Windrow Checklist—RMP Table 4-8)	Prior to Issuance of Grading Permit	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	supportive of raptor habitat. The biological study prepared for the development project shall include an analysis by an ornithologist specializing in raptor biology. Such analysis shall include recommendations on the number of trees, tree specifications and location of replacement areas for windrows or stands of trees. The recommendations shall be based on biological values, as determined by the ornithologist, and in consultation with the City and the wildlife agencies. Replacement trees may be located within the 300-acre conservation area or other suitable areas located outside of the project site if consistent with the recommendations of the ornithologist.			
	7. Agricultural Easements:			
	Under Mitigation Measure AG-1 (see Section 5.2 in the Draft EIR), which addresses mitigation for loss of prime agricultural land, the City has committed to participate in the Williamson Act Easement Exchange Program (WAEPP) and any plan that may be adopted pursuant to SB 831 for acquisition of agricultural easements or other conservation easements for the purpose of permanent agricultural land preservation. These easements will also provide mitigation for identified impacts on biological resources in that they will preserve areas in agriculture and prevent the future development of recreational or other non-agricultural uses that could be detrimental to biological resources.	Written or other evidence of participation	Following Implementation of a plan for Chino Basin pursuant to SB 831	Community Development Director
	8. Mitigation Fee:			
	A mitigation fee shall be imposed on new development for the purpose of implementing the Biological Resource mitigation measures as described in the Resources Management Plan. The	Plan Check (verification of payment of fee)	Fee adoption Prior to Issuance of any Grading Permit (as described under Mitigation B-3-8).	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>fee shall be adopted by the City Council prior to the issuance of grading permits for new residential, commercial, office, industrial development, or public facilities; provided grading permits may be issued prior to final adoption of the fee upon developer's deposit with the City of adequate cash or other form of security in excess of the proposed fee, as approved by the City Council for the City. The fee shall be structured to cover the estimated cost of the identified mitigation measures, including:</p> <p>a) Costs associated with obtaining agreements for the 300-acre conservation area with landowners in the form of conservation easements or other legally enforceable instruments as described under mitigation measures B-3-1 and B-3-2, above;</p> <p>b) Costs associated with the design, installation, and maintenance of the various enhancements and improvements described above, including such appropriate refinements/adjustments as may be identified by the RMP.</p>		Payment of fee once the fee is adopted to be prior to the issuance of grading permits.	
	c) Administration, management and monitoring of the 300-acre conservation area and other mitigation measures as appropriate, including adaptive management.			
	Costs that form the basis for the mitigation fee may, at the discretion of the City, be defrayed through the use of grants or other government or private funding sources as such sources become available in the future.			
	Costs for wetlands/riparian enhancements shall be structured in conjunction with costs for such improvements that also serve water quality and drainage purposes, which may be funded by project			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	drainage and/or water quality fees.			
	9. Participation in Regional Efforts:			
	<p>The City has had ongoing involvement with various regional conservation-related efforts. The City will continue to be involved in and coordinate with such efforts within The Preserve. These efforts include, without limitation:</p> <ul style="list-style-type: none"> a) USACE and Orange County Water District's Prado Basin Master Plan; b) IEUA's Chino Creek Habitat Restoration Program; c) Orange County Water District's Santa Ana River Watershed program; d) USACE's Santa Ana River Mainstem Project; e) Lower Chino Basin Working Group (Santa Ana River Working Group MOU) Resources Management Planning; f) Chino Basin Center for Organic Materials (Santa Ana River Working Group MOU); Wildlife, Wetlands and Recreation Resource Conservation Program (Santa Ana River Working Group MOU); g) Urban Transition Planning Smart Growth Program (Santa Ana River Working Group MOU); h) Conjunctive Groundwater Management, Replenishment and Conservation Program (Santa Ana River Working Group MOU). i) Chino Hills State Park General Plan (February 1999). 	Written or other evidence of participation	Ongoing	Community Development Director
	10. Administration and Monitoring:			
	The City shall use a conservancy or land trust, or other similar, qualified entity to oversee and implement the Resources Management Plan and	Execution of an agreement or similar instrument.	Concurrent with the City's cessation of RMP management	Community Development Director

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	principally manage the 300-acre conservation area. Such an entity shall have expertise in the management of land and biological resources. The chosen entity may also jointly provide a similar function to adjacent jurisdictions, provided that effective implementation of the mitigation measures described herein can be achieved. The City Council shall use its best efforts to select and enter in to necessary agreements with the chosen entity prior to acquisition of any property through an irrevocable license, conservation easement, right of entry, or other legally enforceable instrument.			
5.5 Geology and Soils	GS-1. Geotechnical and Soils Engineering Study. All applications for individual development projects shall include a detailed Geotechnical and Soils Engineering Study, which addresses potential hazards associated with fault rupture, seismicity and groundshaking, liquefaction, subsidence and near-surface groundwater. Such studies shall: Conform to code requirements, and standards and guidelines established by the City of Chino; Fully and accurately reflect site conditions regarding the possible hazards identified herein; and	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer
	Include all mitigation measures necessary for reducing risks posed by geologic hazards on the project site.			
	GS-2. Conformance with Geological Study Requirements. All individual developments shall be constructed according to requirements established in geologic studies pertaining to the project site, and general engineering practices established by the City of Chino.	Plan Check	Prior to Issuance of Grading Permit	Building Official
	GS-3. Soils Report – Dairy Lands. Grading operations on all former dairy lands and other agricultural properties will be conducted in accordance	Plan Check and Monitoring of construction	Prior to Issuance of Grading Permit and During Construction	City Engineer and Soils Engineer

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	with the soils report prepared by a registered soils engineer approved by the City of Chino. The soils engineer will make recommendations concerning removal of any organic material or the proper handling of such material during grading. All manure from dairy corrals and other surface areas shall be stripped and removed prior to grading operations, in accordance with applicable codes and regulations. The potential for methane in remaining soils shall be specifically addressed in soils reports on all former dairy lands and other agricultural properties. Where the potential for methane accumulation or release is identified, soils testing shall occur with results and remedial measures identified in the soils report.			
5.6 Hazards	HM-1. Aircraft/Waterfowl Hazards. To minimize aircraft/wildlife hazards, sizeable water features that might attract waterfowl should be prohibited in the plan area east of the Airport.	Development Application Review Plan Check	Prior to Issuance of Grading Permit	Community Development Director
	HM-2. Maximum Building Height. The maximum building heights outside of the runway protection zones may not exceed 160 feet to prevent any conflict with adopted flight patterns.	development Application Review Plan Check	Prior to Issuance of Building Permit	Community Development Director
	HM-3. Environmental Site Assessments. Prior to City consideration of any specific development projects within the plan area, developers will be required by the City to submit a completed Phase 1 Environmental Site Assessment (ESAs), which at a minimum, meets with the requirements of the most current standards of investigation established by the American Society of Testing and Materials (ASTM Standard E 1527). The recommendations of such ESAs, including testing and soil remediation, if necessary, shall be adhered to reduce any identified hazards to acceptable levels.	Development Application Review	Prior to Issuance of Grading Permit	City Engineer
	HM-4. Asbestos and Lead-Based Paint. Prior to	Development Application	Prior to Issuance of	Building Official

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	issuance of permits by the City of Chino for major renovation or demolition of any pre-1979 structure within the project area, the project developer will be required to submit documentation to the City Building Department that asbestos and lead-based paint issues are not applicable to their property, or that appropriate actions will be taken to correct any asbestos or lead-based paint issues prior to development of the site.	Review	Grading, Building or Demolition Permits as appropriate.	
	HM-5. Compliance with Laws and Regulations. In order to minimize risks to life and property, projects within the plan area will be required to demonstrate compliance with all applicable federal, state and local laws and regulations governing the handling, transport, treatment, generation and storage of hazardous materials.	Measure HM-3 and written evidence of Compliance	Prior to Issuance of Grading and/or Use Permits (or any state, federal or local permits, approvals or licenses related to the handling, transport, treatment, generation and storage of hazardous materials	Community Development Director and the City Engineer
5.7 Transportation and Circulation	A cumulative listing of all project related roadway and signal improvements to be provided for post-2020 buildout conditions, including the proposed project, is contained in RDEIR Table 5.7-5.			
	T-1. Notification: Since the project contributes significant traffic to a State Highway (I-15 Freeway, SR-71 Freeway, SR-60 Freeway, and SR-91 Freeway), and it also contributes significant traffic to roadway segments serving CMP intersections within the jurisdictions of the City of Chino Hills, City of Ontario, County of San Bernardino, City of Norco, City of Corona, and the County of Riverside, the City of Chino shall notify the Congestion Management Agency (SANBAG), the California Department of Transportation (Caltrans), the City of Chino Hills, City of Ontario, County of San Bernardino, City of Norco, City of Corona, and the County of Riverside in	Documentation of Notification and CMP Transmittal	Following approval of CMP	City Transportation Manager

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	accordance with CMP requirements. Each of these agencies must be provided with a copy of the CMP traffic study, once the document is accepted by the City of Chino.			
	T-2. Internal Roadway Improvements. The proposed project shall construct or otherwise provide for all internal roadway improvements. The provision of such improvements shall be phased to address the incremental impacts of individual development projects.	Plan Check and Measure T-9	Development Application Review and Prior to Issuance of Grading Permit and construction	City Transportation Manager and Building Official
	T-3. Regional/Subregional Project Participation. The City of Chino shall work cooperatively through SCAG and SANBAG to develop regional/subregional projects and identify regional transportation funding needed to minimize future freeway deficiencies. The City will actively participate in other future regional and/or subregional efforts to reduce freeway congestion.	Written or other evidence of participation	Ongoing	City Transportation Manager
	T-4. Regional/Subregional Transportation Planning. The City of Chino shall participate in planning efforts to develop subregional and/or regional transportation facilities based on equitable cost sharing programs among cities and counties.	Written or other evidence of planning coordination	Ongoing	City Transportation Manager
	T-5. Traffic Operations and System Management. The City of Chino shall provide traffic operations and traffic systems management (TSM) improvements, including signal system coordination, automated traffic control, Smart Corridors, intelligent transportation systems, and other measures.	Plan Check and Measure T-9	Ongoing	City Transportation Manager
	T-6. Project Review for Trip Reduction and Travel Demand Management. Individual development projects shall be reviewed by the City for integration of trip reduction measures, travel demand management (TDM) strategies and alternative transportation modes,	Development Application Review	Development Application Review and Prior to Issuance of Permits	City Transportation Manager

CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	consistent with the Specific Plan.			
	<p>T-7. Transit Feasibility Study. In the initial phases of development, the City of Chino shall require that a Transit Feasibility Study be prepared of the proposed project transit system. The feasibility study should address the timing of transit development vis-a-vis development phasing, and the interface with future regional transit works. To respond to potential issues related to the development of such a system, the following actions must be undertaken:</p> <ul style="list-style-type: none"> • Identify the various funding mechanisms associated with the construction and operation of the system. • Require each proposed project to provide adequate right of way for such a system and construct the required infrastructure. • Establish design criteria and an evaluation process for determining transit stop locations that ensure pedestrian access prior to tentative map approval. • Operational issues, such as the future management of the system, may be deferred until the appropriate time, based upon discussions with current regional transit providers. 	Acceptance of Transit Feasibility Study	Initial development phase (i.e. within 24 months of Issuance of Initial Grading Permits)	City Transportation Manager
	<p>T-8. Transit Service Extensions. The City of Chino shall contact appropriate transit agencies to encourage an expansion of transit services up to and within the project area.</p>	Evidence of Contact	Ongoing	City Transportation Manager
	<p>T-9. Project Traffic Studies. Traffic studies shall be required as deemed necessary by the City Engineer. Each study will identify the timing, and extent of required improvements to adequately evaluate future traffic impacts of individual projects needed to mitigate the impacts of such development.</p>	Development Application Review	Prior to Issuance of Grading Permit	City Transportation Manager

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
5.8 Noise	<p>N-1. Construction Noise. The following construction noise reduction measures will be implemented: All construction activities conducted within 500 feet of any occupied dwelling shall not occur from 7 P.M. to 7 A.M. the following day, and at any time on Sundays or universally observed holidays. All construction equipment will use properly operating mufflers. All staging areas shall be located away from occupied dwellings and schools where feasible. The City of Chino will approve construction truck access routes that minimize noise intrusion into sensitive areas, such as neighborhoods, schools, and parks.</p>	Plan Check and Monitoring of Construction	Prior to Issuance of Grading Permit	Community Development Director
	<p>N-2. Roadway Noise. Developers/builders shall submit acoustical studies to the City of Chino for subsequent tentative maps and noise-sensitive uses (e.g. residences, schools, medical facilities) adjacent the principal area roadways. Such studies shall assure that: Usable exterior space meets noise standards of 65 dB CNEL through a combination of setback or barriers. Habitable interior rooms along any project perimeter near noise-impacted roadways meet the interior standard of 45 dB CNEL through dual-paned windows, central air conditioning and other structural upgrades.</p>	Development Application Review and Plan Check	Prior to Issuance of Grading Permit or Building Permit as appropriate	Community Development Director
	<p>N-3. Airport Noise. In order to ensure that noise exposure is considered in review of subsequent development projects within the plan area, and in acknowledgement of possible single-event aircraft audibility even if standards are not exceeded, the following measures will be implemented:</p>			
	<p>The City of Chino shall provide notice of development applications within adopted airport noise and safety zones to the Airport Land Use Commission (ALUC), in</p>	Development Application Review and Plan Check (Airport Overlay Zone) and	Prior to Issuance of Grading Permit	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	compliance with the Airport Comprehensive Land Use Plan (ACLUP). The City will coordinate with the ALUC to assure the compatibility of specific development projects with Chino Airport Operations (same as Mitigation Measure LU-1).	Evidence of Notification		
	All real estate transactions within Subarea 2 within 1.0 mile of the airport boundary will contain advisory language that aircraft may be periodically audible even though the subject property is exposed to noise levels due to aviation activities that are well within State guidelines.	Evidence of Notification	Certificate of Occupancy	Community Development Director
5.9 Air Quality	<p>AQ-2. Construction Emissions. Per SCAQMD Rule 403, the City shall enforce the following measures:</p> <ul style="list-style-type: none"> • During all construction activities, construction contractors shall use low emission mobile construction equipment where feasible to reduce the release of undesirable emissions. • During all construction activities, construction contractors shall encourage rideshare and transit programs for project construction personnel to reduce automobile emissions. • During all grading and site disturbance activities, construction contractors shall water active grading sites at least twice a day, and clean construction equipment in the morning and/or evening to reduce particulate emissions and fugitive dust. • During all construction activities, construction contractors shall, as necessary, wash truck tires leaving the site to reduce the amount of particulate matter transferred to paved streets as required by SCAQMD Rule 403. • During all construction activities, construction contractors shall sweep on and off site streets if silt is 	Plan Check	Prior to Issuance of Grading Permit	Community Development Director and City Engineer

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>carried over to adjacent public thoroughfares, as determined by the City Engineer to reduce the amount of particulate matter on public streets.</p> <ul style="list-style-type: none"> • During all construction activities, construction contractors shall limit traffic speeds on all unpaved road surfaces to 15 miles per hour or less to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend grading operations during first and second stage smog alerts to reduce fugitive dust. • During grading and all site disturbance activities, at the discretion of the City's Planning Director, construction contractors shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour to reduce fugitive dust. • During all construction activities, the construction contractors shall maintain construction equipment engines by keeping them tuned. • During all construction activities, the construction contractors shall use low sulfur fuel for stationary construction equipment as required by AQMD Rules 431.1 and 431.2 to reduce the release of undesirable emissions. • During all construction activities, the construction contractors shall use existing on site electrical power sources to the maximum extent practicable. Where such power is not available, the Contractor shall use clean fuel generators during the early stages of construction to minimize or eliminate the use of portable generators and reduce the release of undesirable emissions. 			

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<ul style="list-style-type: none"> During all construction activities, the construction contractors shall use low emission, on site stationary equipment (e.g., clean fuels) to the maximum extent practicable to reduce emissions, as determined by the City Engineer. During all construction activities, the construction contractors, in conjunction with the City Engineer, shall locate construction parking to minimize traffic interference on local roads. During all construction activities, the construction contractors shall ensure that all trucks hauling dirt, sand, soil or other loose materials are covered or should maintain at least two feet of freeboard (i.e. minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads. 			
	AQ-1. Mobile Source Emissions/Transit. The City of Chino shall contact appropriate transit agencies to encourage an expansion of transit services up to and within the project area. The City will coordinate with such agencies and other jurisdictions to promote express transit access from the Chino area to other regional employment centers.	Evidence of Contact (see Measure T-8)	Ongoing	City Transportation Manager
5.10 Population and Housing	[No Mitigation Measures are necessary.]			
5.11.1 Schools	PS-S-1. Planning for School Services. Developers/builders within the plan area shall work with the CVUSD to plan school service for the proposed development.	Written or other evidence of fee payment, mitigation agreement or other compliance in accordance with state law	Ongoing	Community Development Director
	PS-S-2. School Fees. Prior to issuance of a building permit, project developers shall pay statutory developer	Plan Check (evidence of fee payment, mitigation	Prior to Issuance of Building Permit	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	fees to the CVUSD, form a Communities Facilities District, or provide land and improvements pursuant to the requirements established in SB 50. The amount of fees or special taxes to be paid or land and improvements to be provided will be determined based on the established state formula for determining construction costs.	agreement or other compliance in accordance with state law)		
	PS-S-3. Construction Activity Notification. To reduce potential safety hazards during construction, the City shall require developer notification to Chino Valley Unified School District of pending construction activity adjacent or near operating schools. Evidence of notification shall be provided to the City prior to issuance of grading and building permits for projects within any Master Plan, Tentative Map or Site Plan inclusive of, or immediately adjacent to, an operating school site.	Plan Check (evidence of Notification)	Prior to Issuance of Grading and Building Permits	Community Development Director
5.11.2 Policy Protection	PS-P-1. Police Services Impact Fees. Police impact fees shall be paid to cover capital costs associated with the creation of additional facilities and improvements to service The Preserve area. The City of Chino may allow credit toward impact fees for any police facilities constructed by the developer.	Plan Check (evidence of fee payment or other compliance)	Prior to Issuance of Building Permit	Community Development Director
5.11.3 Fire Service & Emergency Medical Service	PS-F-1. Fire Service Impact Fees. Developer impact fees shall be paid to contribute to the cost of new fire facilities, apparatus, and equipment to offset the increase in fire services demand created by the project.	Plan Check (evidence of fee payment or other compliance)	Prior to Issuance of Building Permit	Community Development Director
	PS-F-2. Fire Station. The City of Chino shall coordinate with the Fire District to assure construction of a new fire station site to serve the proposed project. The fire station shall be constructed and ready for Fire District occupancy prior to the issuance of the 1,350 th building permit for the proposed project. The station location may either be within the project site or at	Plan Check (and Evidence of Compliance from CVIFD)	Prior to Issuance of the 1,350 th Building Permit	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	Chino Airport, subject to agreement by San Bernardino County Department of Airports. The station shall be adequately attenuated from noise effects of airport operations.			
	PS-F-3. Fire Protection Requirements. Prior to construction, the developer shall contact the Fire District for verification of current fire protection development requirements. All new construction shall comply with all applicable statutes, codes, ordinances, and/or Fire District standards.	Plan Check	Prior to Issuance of Grading Permit	Community Development Director and Fire Division Chief (CVIFD)
	PS-F-4. Water Lines. Water lines within the project site shall be designed to meet the fire requirements.	Plan Check	Prior to Issuance of Grading Permit	City Engineer and Fire Division Chief (CVIFD)
	PS-F-5. Fire Hydrants. Fire hydrants shall be designed and placement specified by the Fire District at the time water lines to the project area are built or as a condition of development project approval.	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer and Fire Division Chief (CVIFD)
	PS-F-6. Wild Land Fire Protection Services. Upon annexation of the plan area, the City will be responsible for payment of services to the State Department of Forestry & Fire Protection in conformance with rules and standards for wild land fire areas still receiving State protection.	Written Evidence of Fire Protection Service from (SDFFP or CVIFD)	Upon Annexation of State Responsibility Area (SRA)	Community Development Director
5.11.4 Library Services	PS-L-1. Library Facilities. The proposed project should address the need for additional library facilities and library services, and provide space or funding for library construction. The construction of a joint use library shared by the County of San Bernardino and Chino Valley Unified School District may be an appropriate option.	Ongoing review of Development Applications and coordination with County of San Bernardino (libraries) and the Chino Valley Unified School District	Ongoing	Community Services Director
	PS-L-2. Library Impact Fees. Project developers should contribute impact fees either toward expansion of existing library facilities or construction of new facilities, if such fees or requirements are adopted for	Plan Check (subject to adopted City or County Fee requirement)	Prior to Issuance of Building Permit (if a fee is adopted)	Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	general application by the County.			
5.11.5 Parks and Recreation	PS-PR-1. City Park Requirements. As Per the City of Chino, every residential developer or person who develops land for residential purposes shall dedicate a portion of such land, pay a fee, or a combination of both at the option of the city for the purpose of providing park and recreational facilities at the time and according to City standards outlined in Chapter 18.04, "Land Dedication Requirements Generally."	Development Application Review and Plan Check	Prior to Issuance of Building Permit (fees or dedication)	Community Development Director
	PS-PR-2. Prado Regional Park. The City of Chino will coordinate with San Bernardino County to assure that traffic, access control and safety needs of Prado Regional Park are met, and that the impacts of implementation of the proposed project on Prado Regional Park facilities are minimized to the extent practical. A Traffic and Access Control plan may be a component of this collaboration. The City will also assure through subsequent development reviews, that project-related drainage does not adversely affect the park and Prado Lake.	Development Application Review and Plan Check	Ongoing	Community Development Director
5.12.1 Water Supply	U-W-1. Water Supply Availability. Consistent with SB 221, subsequent development projects within the plan area shall be reviewed by the City to confirm the availability of sufficient water supplies to meet project water needs.	Plan Check	Tentative Map	City Engineer
	U-W-2. Urban Water Management Plan. Consistent with requirements of AB 2838, the City shall periodically review and update its urban water management plan to ensure that adequate water supplies and facilities are available to meet future growth.	Verification per Requirements of AB 2838	Periodically (or per AB 2838 Requirements)	City Engineer
	U-W-3. Groundwater Replenishment. Subsequent development projects should be designed to incorporate features that encourage and promote groundwater	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	replenishment.			
	U-W-4. Onsite Retention. Retention of precipitation and runoff on-site should be encouraged in development designs where appropriate.	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer
	U-W-5. Water Conservation Techniques. The City shall continue to support efforts to develop the water supply and to encourage water conservation. Water conservation techniques appropriate for new and existing development include: <ul style="list-style-type: none"> • Installing flow restrictors in showers; • Repairing leaky water fixtures; and • Promoting drought resistant low maintenance vegetation. 	Plan Check	Prior to Issuance of Building Permits	Community Development Department
	U-W-6. Wastewater Re-use. The City shall coordinate its efforts with the IEUA to expand the re-use of wastewater for such uses as the irrigation of parkways, golf courses, landscaped areas, and parks, and, if feasible, for industrial processes.	Urban Water Management Plan review	Periodically (or per AB 2838 Requirements)	City Engineer
	U-W-7. Water Conservation Programs. The City shall engage in water conservation programs and activities, including but not limited to, participation in the following water conservation practices: <ul style="list-style-type: none"> • Water Survey Programs for Single-Family Residential and Multi-Family Residential Customers; • Residential Plumbing Retrofits; • System Water Audits, Leak Detectors and Repair; • Large Landscape Conservation Programs and Incentives; • High Efficiency Washing Machine Programs; • Public Information and School Education Programs; • Conservation Programs for Commercial, Industrial 	Plan Check (for new development) and written or other verification of engagement in water conservation programs and activities	Prior to Issuance of Building Permits	City Engineer

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	and Institutional Accounts; <ul style="list-style-type: none"> • Wholesale Agency Technical Assistance Program; and • Conservation Pricing. 			
	U-W-8. On-site Water Recharge. Where erosion or water runoff is not a problem, encourage use of on-site water recharge, such as dry wells.	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer
5.12.2 Wastewater	U-WW-1. Compliance with Sewer Master Plan. The City shall assure that required backbone sewer lines, or an equivalent system recommended by the City Engineer are implemented pursuant to the Sewer Master Plan.	Development Application Review and Plan Check	Prior to Issuance of Grading Permit	City Engineer
	U-WW-2. Sewer Impact Fees. Developers shall pay required sewage facilities development fees and system collection fees to cover City costs to construct master planned sewer mains.	Plan Check	Prior to Issuance of Building Permit	Community Development Director
5.12.3 Electricity	U-E-1. Energy Efficient Lighting. Energy efficient lighting and natural lighting should be encouraged and utilized where practical.	Plan Check	Prior to Issuance of Building Permit	Community Development Director
5.12.4 Natural Gas	[No Mitigation Measures are necessary.]			
5.12.5 Waste Management	U-SW-1. Waste Container Storage Space. Future developments should be reviewed by the City for the provision of outside building space to accommodate the storage of large waste containers (e.g., threecontainers of 96-gallons). This system reduces waste production by encouraging recycling of material.	Development Application Review and Plan Check	Prior to Issuance of Building Permit	Community Development Director
5.12.6 Telecommunication	[No Mitigation Measures are necessary.]			
5.13 Cultural Resources	CR-1. Archaeological Survey and Mitigation Report. Phase 1 field surveys (surface survey and collection) by a certified archaeologist should be	Development Application Review	Prior to Issuance of Grading Permit	Archaeologist and Community Development Director

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	<p>conducted prior to all earth disturbing activities within the plan area. Existing natural open space, agricultural open space and dairy sites are included in this survey requirement. Excluded would be heavily disturbed areas, lagoons and detention ponds, and paved areas. The archaeologist will identify all prehistoric and historic resources observed during the field survey, complete a preliminary evaluation of the resources, and recommend appropriate measures for the disposition and treatment of significant resources. A technical report shall be prepared including discussion of cultural site significance (depth, nature, condition, and extent of the resources), final mitigation recommendations, and cost estimates. Excavated finds shall be offered to the City of Chino, or its designee on a first refusal basis. Final mitigation shall be carried out based upon the report recommendations and a determination as to site disposition by the City. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary.</p>			
	<p>CR-2. Archaeological Monitoring. Where recommended in culturally-sensitive areas pursuant to Survey and Mitigation Reports (CR-1 above), archeological monitoring of earth-disturbing activities shall be conducted. The monitoring certified archaeologist will identify any prehistoric or historic resources exposed, complete a preliminary evaluation of the resource, and recommend appropriate resource management for the treatment of the resource. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the City. If the resources are found to be significant, the archaeologist shall determine, in consultation with the City, appropriate actions for further exploration and/or salvage recovery.</p>	<p>Plan Check and Construction Monitoring</p>	<p>Prior to Issuance of Grading Permit and During Construction</p>	<p>Archaeologist and Community Development Director</p>

**CHINO SUBAREA 2 ('THE PRESERVE')
MITIGATION MONITORING PROGRAM (Cont.)**

EIR Section	Mitigation Measures	Method of Verification	Timing of Verification	Responsible Party
	CR-3. Paleontological Monitoring. Monitoring for fossil material should be conducted by a qualified paleontologist during construction grading activities within older alluvium (Pleistocene), in order to avoid any disturbances to possible unknown or unidentified paleontological resources.	Plan Check and During Construction [Only within older alluvium (Pleistocene) indicated by the letters Qpf on EIR Exhibit 5.5-1 Geology]	Prior to Issuance of Grading Permit and during construction	Community Development Director
5.14 Aesthetics	[No Mitigation Measures are necessary.]			
5.15 General Plan Consistency	[No Mitigation Measures are necessary.]			

**ATTACHMENT TO MITIGATION MONITORING PROGRAM
CHINO SUBAREA 2 RESOURCE MANAGEMENT PLAN
CHECKLISTS**

**TABLE 4-2
ZONING AND LAND USE REGULATIONS CHECKLIST**

<input type="checkbox"/> Verify location of proposed use, improvement or activity within Specific Plan designated Open Space.
<input type="checkbox"/> Confirm proposed use as allowable open space use under Specific Plan and Section 20.11.030 of the Zoning Ordinance (see Appendix E).
<input type="checkbox"/> Verify jurisdictional authority of other public agencies, if any (i.e., USACE, San Bernardino County, etc.).
<input type="checkbox"/> Confirm compliance with Biological Study submittal requirements (EIR Mitigation Measure B-2 and RMP Table 4-3 Checklist).
<input type="checkbox"/> Identify location and proximity of proposed Open Space use, improvement or activity with respect to identified sensitive habitat areas. Sensitive habitat areas include, but may not be limited to the following: <ul style="list-style-type: none"> – High Sensitivity Areas identified in Program EIR Exhibit 5.4-2; – Least bell's vireo (LBV) Critical Habitat (below elevation of 543 feet); – Habitat of other federal- or State-listed Endangered and Threatened Species; – Riparian Woodland; – Conservation Areas(s) designated in the RMP; and – Burrowing owl relocation areas established pursuant to the RMP. Proposed improvements or the location of any land uses proposed to be changed from their current use shall be designed to avoid and/or minimize impacts to these areas.
<input type="checkbox"/> Verify location of proposed use with respect to Specific Plan Dam Inundation Overlay (DIO) and notify U.S. Army Corps of Engineers if included within DIO.
<input type="checkbox"/> Review proposed use, improvement or activity for compliance with applicable requirements of USACE, RWQCB and CDFG for Section 404 Clean Water Act permits and streambed alteration agreements.
<input type="checkbox"/> Review location of proposed use with respect to current ownership map and assessor's parcel information for OS designated areas below the 566-foot line; identify any additional agency and landowner notification requirements.
<input type="checkbox"/> Review proposed use, improvement or activity for conformance with other RMP checklist requirements and criteria.
<input type="checkbox"/> Review proposed use, improvement or activity status with respect to CEQA compliance; complete Environmental Checklist as necessary, and identify additional documentation requirements, if any.
<input type="checkbox"/> Evaluate need for special design requirements and/or setbacks for Open Space uses, improvements or activities proposed in proximity to identified sensitive habitat areas (e.g., within 100 feet).
<input type="checkbox"/> Prepare and adopt CEQA findings, as necessary.
<input type="checkbox"/> Process required City approvals and issue permit(s).

**TABLE 4-3
REQUIRED BIOLOGICAL SURVEYS CHECKLIST**

<input type="checkbox"/>	Conduct a biological survey of the project site and document habitat present, including surface waters and windrows.												
<input type="checkbox"/>	Determine potential for sensitive species to occur, including but not limited to: <ul style="list-style-type: none"> – Least Bell's vireo; – Southwestern willow flycatcher; – Yellow-billed cuckoo; and – Burrowing owls, raptors, and migratory birds and waterfowl. 												
<input type="checkbox"/>	Determine potential for impacts to Waters of the U.S. or Waters of the State.												
<input type="checkbox"/>	Subcontract with a USFWS and/or CDFG permitted biologist qualified to perform any needed survey(s), if required.												
<input type="checkbox"/>	Conduct needed focused surveys during the following timeframes: <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Least Bell's vireo</td> <td>April 10 – July 31</td> </tr> <tr> <td>Southwestern willow flycatcher</td> <td>May 5 – July 10</td> </tr> <tr> <td>Yellow-billed cuckoo</td> <td>May 5 – July 10</td> </tr> <tr> <td>Burrowing owl</td> <td>December 1 – January 31 or April 15 – July 15</td> </tr> <tr> <td>Raptors</td> <td>February 1 – August 31</td> </tr> <tr> <td>Migratory birds and waterfowl</td> <td>February 1 – August 31</td> </tr> </table>	Least Bell's vireo	April 10 – July 31	Southwestern willow flycatcher	May 5 – July 10	Yellow-billed cuckoo	May 5 – July 10	Burrowing owl	December 1 – January 31 or April 15 – July 15	Raptors	February 1 – August 31	Migratory birds and waterfowl	February 1 – August 31
Least Bell's vireo	April 10 – July 31												
Southwestern willow flycatcher	May 5 – July 10												
Yellow-billed cuckoo	May 5 – July 10												
Burrowing owl	December 1 – January 31 or April 15 – July 15												
Raptors	February 1 – August 31												
Migratory birds and waterfowl	February 1 – August 31												
<input type="checkbox"/>	Conduct Jurisdictional Delineation on all potential Waters of the U.S. or Waters of the State, if needed.												
<input type="checkbox"/>	Determine if impacts to non-jurisdictional surface water and/or windrows on a project site require mitigation.												
<input type="checkbox"/>	Review potential impacts and recommended mitigation against conservation measures initiated in compliance with the RMP.												
<input type="checkbox"/>	Evaluate need for additional mitigation measures beyond those already initiated under the RMP.												
<input type="checkbox"/>	Prepare and submit technical reports for all biological surveys to the City as part of the application review process.												
<input type="checkbox"/>	Acquire any needed take permits under the Federal Endangered Species Act and the California Endangered Species Act.												
<input type="checkbox"/>	If Waters of the U.S. are present, coordinate with USACE regarding need for Nationwide Permit.												
<input type="checkbox"/>	If Waters of the State are present, obtain a Streambed Alteration Agreement from CDFG.												
<input type="checkbox"/>	Prepare and adopt CEQA findings, as necessary.												
<input type="checkbox"/>	Process required City approvals and issue permit(s).												

**TABLE 4-4
CONSERVATION AREA CHECKLIST**

<input type="checkbox"/>	Identify large, contiguous parcels of land within the Prado Basin meeting one or more of the following criteria: <ul style="list-style-type: none"> – Agricultural land or natural open space with short, native, or non-native grassland; – Site supporting native habitats such as riparian woodlands and oak woodlands; – Proximity to wildlife corridors; – Connectivity to regional open space; – Availability of the land for conservation purposes; and – Preference to feasible onsite areas within the 566-foot flood inundation area.
<input type="checkbox"/>	Retain a biologist experienced with conservation ecology to conduct a general biological inventory of potential sites with emphasis on assessing the suitability to serve as a conservation site for foraging and nesting raptors and migratory bird and waterfowl species and to support regional wildlife movement.
<input type="checkbox"/>	The biologist will prepare a technical report documenting his findings, evaluation, and recommendations on whether a property could serve as a Conservation Area based on the above criteria.
<input type="checkbox"/>	Submit the biological report to the City of Chino for review and concurrence.
<input type="checkbox"/>	Once an appropriate site is identified, the City will retain a conservation biologist to prepare implementing procedures specific to that site. Procedures will address all issues needed to ensure the site is permanently conserved and provides all necessary elements for supporting foraging or nesting raptors, migratory birds and waterfowl, and/or regional wildlife movement. Issues to be addressed should include: <ul style="list-style-type: none"> – Site description, such as location, physical features, and biological habitats; – Species presence; – Potential for site to support foraging or nesting raptor species, migratory birds, and/or regional wildlife movement; – Establish a biological monitoring program to document wildlife use of the site; and – Reporting requirements.
<input type="checkbox"/>	Work with an existing agency or conservancy to establish a management program for the long-term management and maintenance of the Conservation Area.

**TABLE 4-5
ENHANCEMENT/RESTORATION CHECKLIST**

<input type="checkbox"/>	Once a conservation site has been identified, the City will retain a biologist/restoration specialist to inspect the site and prepare Enhancement/Restoration recommendations specific to that site. Recommendations will address all improvements needed to a candidate site to ensure the site provides good quality habitat for both short-term and long-term occupation by burrowing owls, raptors, migratory birds, and other wildlife species as appropriate. Issues to be considered include: <ul style="list-style-type: none"> – A weed removal program and replanting of native vegetation to create high-quality raptor foraging, burrowing owl nesting and foraging, and migrating bird habitats; – Installation and maintenance of twenty (20) artificial burrowing owl nesting sites, if appropriate, to mitigate for the loss of burrowing owl habitat. Nesting sites will be located and designed to facilitate use by burrowing owls; and – Planting stands of trees within the proposed Conservation Areas to mitigate for the loss of raptor nesting/foraging habitat.
<input type="checkbox"/>	Contract with a restoration, landscaping, or planting services company to implement needed Enhancement/Restoration efforts.
<input type="checkbox"/>	The biologist/restoration specialist will monitor the installation of improvements for compliance with the Implementation Plan.
<input type="checkbox"/>	Prepare an annual report for the first 5 years to document the successful implementation of the Enhancement/Restoration efforts.

**TABLE 4-6
BURROWING OWL MITIGATION CHECKLIST**

<input type="checkbox"/>	A general biological and any required focus surveys for each development application shall determine if burrowing owls are nesting on the development site (see Section 4.3.2, Required Biological Surveys).
<input type="checkbox"/>	If surveys confirm that the site is occupied by burrowing owls, mitigation measures to minimize impacts to burrowing owls, their burrows, and foraging habitat should be incorporated into subsequent, project-level CEQA documents as enforceable conditions. Projects and situations vary and mitigation measures should be adapted to fit specific circumstances.
<input type="checkbox"/>	For sites occupied by burrowing owl, a report for the development project should be prepared for the City of Chino. The report should include the following information: <ul style="list-style-type: none"> – Date and time of visit(s) including name of the qualified biologist conducting surveys, weather and visibility conditions, and survey methodology; – Description of the site including location, size, topography, vegetation communities, and animals observed during visit(s); – Maps and photographs of the site; – Results of focused surveys for burrowing owls, including a map showing the location of all burrow(s) (natural or artificial) and owl(s), as well as the numbers at each burrow, if present, and tracks, feathers, pellets, or other items (e.g., prey remains, animal scat); – Behavior of owls during the surveys; and – Any historical information (Natural Diversity Database, Department region files/Breeding Bird Survey data, American Birds records, Audubon Society, local bird club, other biologists, etc.) regarding the presence of burrowing owls on the site.
<input type="checkbox"/>	If avoidance is feasible ⁽¹⁾ , then no disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the nonbreeding season of September 1 through January 31 or within 75 meters (approximately 250 feet) during the breeding season of February 1 through August 31.
<input type="checkbox"/>	If avoidance is not feasible, passive relocation shall be employed; owls should be excluded from burrows in the immediate impact zone and within a 50-meter (approximately 160-foot) buffer zone by installing one-way doors in burrow entrances. One-way doors (e.g., modified dryer vents) should be left in place 48 hours to ensure owls have left the burrow before excavation. Two natural or artificial burrows should be provided in the Conservation Area or within a City-approved Candidate Relocation Area for each occupied burrow that will be rendered biologically unsuitable by a given development project. The affected portion of the project site should be <i>monitored daily for one week</i> to confirm owl use of burrows before excavating burrows in the immediate impact zone. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe should be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.
<input type="checkbox"/>	Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either: 1) the birds have not begun egg-laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.
<input type="checkbox"/>	Pre-construction surveys of suitable habitat at the project site(s) and buffer zone(s) should be conducted within the 30 days prior to construction to ensure no additional burrowing owls have established territories since the initial surveys. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site should be resurveyed.
<input type="checkbox"/>	When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows) at a ratio of 2:1 within the Conservation Area or a Candidate Relocation Area. One example of an artificial burrow design is provided in Exhibit 9.
Note:	⁽¹⁾ For the purposes of this Section “feasible” refers to location of nests in open space or other areas not proposed for development or other invasive use.

TABLE 4-7
SURFACE WATERS CHECKLIST

<input type="checkbox"/> All development applications will include in the general biological survey conducted for a proposed project, a review of surface waters on the project site.
<input type="checkbox"/> If it is determined that jurisdictional waters (Waters of the U.S. or Waters of the State) may be present, a jurisdictional delineation must be conducted and submitted to the City for review.
<input type="checkbox"/> If any impacts to jurisdictional waters are identified based on the jurisdictional delineation and proposed project design, the appropriate wetland permits will be acquired including a wetlands permit under Section 404 of the Clean Water Act and a Streambed Alteration Agreement under CDFG code.

TABLE 4-8
WINDROW CHECKLIST

<input type="checkbox"/> All development applications will include, in the general biological survey conducted for a proposed project, a discussion of existing windrows on the project site.
<input type="checkbox"/> If windrows are present, a tree replacement program for all trees slated for removal for the project site must be submitted to the City for review and approved by a certified arborist in consultation with an ornithologist specializing in raptor biology. The program will include post-planting monitoring requirements, including germination/survival rates and expected growth rates of trees over a 5-year period.
<input type="checkbox"/> Completion of a nesting bird survey prior to tree removal, if tree will be removed during the breeding season (February 1 through August 31).
<input type="checkbox"/> Removal of trees outside the nesting season (February 1 through August 31) if birds are determined to be nesting in trees slated for removal.
<input type="checkbox"/> Submittal to the City of annual reports for a 5-year period documenting germination/survival rates and growth rates for all newly planted trees. Recommended germination/survival rates and growth rates will be approved by the City as part of their review and approval of a tree replacement program for a project.

**TABLE 4-9
BIOLOGICAL RESOURCES MITIGATION MILESTONES**

Mitigation Measure	Timing	Responsible Party	Coordinating Agency	Reference
				RMP
Required Biological Surveys:				
General Survey	Concurrent with submitting Development Application	Applicant/Landowner	City of Chino	Pg. 4-14 – 4-16
Focused Survey(s), if needed:				
Burrowing Owl	Prior to Entitlement	Applicant/Landowner	City of Chino and CDFG	Pg. 4-14 – 4-16
Migratory Birds and Waterfowl	Prior to Entitlement	Applicant/Landowner	City of Chino and USFWS	Pg. 4-14 – 4-16
Least Bell’s Vireo	Prior to Entitlement	Applicant/Landowner	City of Chino and USFWS	Pg. 4-14 – 4-16
Southwestern willow flycatcher	Prior to Entitlement	Applicant/Landowner	City of Chino and USFWS	Pg. 4-14 – 4-16
Delhi sands flower-loving fly Habitat Assessment	Prior to Entitlement	Applicant/Landowner	City of Chino and USFWS	Pg. 4-14 – 4-16
Jurisdictional Delineation	Prior to Entitlement	Applicant/Landowner	City of Chino and USACOE	Pg. 4-14 – 4-16
Pre-construction Survey, if needed	Within 30 days Prior to Construction	Applicant/Landowner	City of Chino	Pg. 4-14 – 4-16
Biological Permits, if needed:				
USFWS Endangered Species	Prior to Entitlement	Applicant/Landowner	USFWS	Pg. 4-14 – 4-16
CDFG Endangered Species; 1603 Streambed Alteration Agreement	Prior to Entitlement	Applicant/Landowner	CDFG	Pg. 4-14 – 4-16
USACE 404 Nationwide	Prior to Entitlement	Applicant/Landowner	USACOE	Pg. 4-14 – 4-16
WQCB 401 Water Certification	Prior to Entitlement	Applicant/Landowner	WQCB	Pg. 4-14 – 4-16

**TABLE 4-9 (Cont.)
BIOLOGICAL RESOURCES MITIGATION MILESTONES**

Mitigation Measure	Timing	Responsible Party	Coordinating Agency	Reference
				RMP
<i>RMP Programs:</i>				
300-acre Conservation Area	As Funding becomes Available	City of Chino	City of Chino	Pg. 4-16 – 4-19
Enhancement/Restoration	As Funding becomes Available	City of Chino	City of Chino	Pg. 4-19 – 4-20
Burrowing Owl Mitigation – Passive Relocation	Prior to Issuance of Grading Permit	Applicant/Landowner	City of Chino	Pg. 4-21 – 4-27
Burrowing Owl Mitigation – 40-acre Relocation Area	Prior to Issuance of the 1800 th Building Permit	Applicant/Landowner	City of Chino	Pg. 4-21 – 4-27
Burrowing Owl Mitigation – Additional Relocation Sites	As needed	Applicant/Landowner	City of Chino	Pg. 4-21 – 4-27
Urban Buffer/Transition Area	Concurrent with Adjacent Development	City of Chino	City of Chino	Pg. 4-26 – 4-32
Surface Water	Prior to Issuance of the 1800 th Building Permit	Applicant/Landowner	City of Chino	Pg. 4-32 – 4-34
Windrows	Prior to Issuance of Grading Permit	Applicant/Landowner	City of Chino	Pg. 4-33 – 4-35
<i>Mitigation Fees:</i>				
Establish Fee	Prior to Issuance of First Building Permit	City of Chino	City of Chino	Pg. 4-39 – 4-44
Payment of Fee	With Submittal of Development Application	Applicant/Landowner	City of Chino	Pg. 4-39 – 4-44